

**ADDENDUM NUMBER ONE  
TO THE REQUEST FOR PROPOSALS FOR COMMISSIONING SERVICES  
LAKE COUNTY BOARD OF COMMISSIONERS AND LAKE COUNTY SHERIFF'S OFFICE  
ISSUED SEPTEMBER 8, 2025**

The County hereby amends the Request for Qualifications as follows:

The County received the following requests for information and responds to each below:

**RFI No. 1:** What is the construction schedule (design, permit, start, substantial completion?)

**Response: See attached.**

**RFI No. 2:** What is the construction budget?

**Response: The construction budget is currently at \$170,607,086.19, but subject to change up or down.**

**RFI No. 3:** Does the RFP stipulate what the range is for commissioning fees based on a % of construction budget?

**Response: Fee should be submitted as a fixed value based on scope of work and NOT be able to fluctuate based on construction cost. The scope is the scope. You certainly can use construction cost in how you analyze your fees, but it is of no interest to the County.**

**RFI No. 4:** It appeared to us the RFP was written for qualifications, the most qualified firms would be shortlisted, then interviewed, one would be awarded the commissioning, and the fees would be negotiated based on a range based on % of construction budget. Is this not the case?

**Response: See response to RFI No. 4 regarding how fees should be based. All submitters shall submit in a separate envelope their fees. Do NOT send electronically. Once a shortlist or a preferred firm is selected, we will notify the other firms. We may or may not choose to interview. Once a preferred firm is selected, we will open the fee proposal and begin good faith negotiations with that firm. Should we be unsuccessful the County has the option to negotiate with the next ranked firm, until a formal approval is made.**

**RFI No. 5:** Are they targeting LEED certification?

**Response: NO**

**RFI No. 6:** We assume all travel is included in the fees and there are no reimbursable, correct?

**Response: Yes, but we kindly ask in your proposal to provide what those per trip costs might be.**

**RFI No. 7:** TAB is by others, TAB verification is by the CxA, correct?

**Response: Yes, to be reviewed by commissioning agent.**

**RFI No. 8:** Is there a sidewalk snow melt system

**Response: The County is currently considering this as an add alternate. If approved it will occur at the entry and exit of the vehicle sallyport and at the front steps/ramps.**

**RFI No. 9:** Is the renewable energy system solar arrays on the roof or on grade?

**Response: That must be an error. We do not have solar panels.**

**RFI No. 10:** Has the Control / BMS / BAS manufacturer been specified by the County or selected yet?

**Response: Yes BCI**

**RFI No. 11:** What type of potable / domestic water heating does this project have?

**Response: Gas Fired Hot Water Tanks**

**RFI No. 12:** Do you have a Telecommunication Work scope?

**Response: Yes, unclear what this is asking. Technology scope is based on Technology drawings.**

- Is there a SCADA system and is it to be commissioned?

**Response: No**

- We assume county police, fire ems communications, alert systems, etc. Are part of the commissioned systems. Correct?

**Response: DAS system is not yet designed. Will be tied to emergency communication, unsure if this system should be commissioned?**

**RFI No. 13:** Is there data archiving, count records retention, etc. considered part of the telecom systems to be commissioned.

**Response: Included in security package. Provide this work as a separate line item in your fee proposal.**

**RFI No. 14:** We are assuming Commissary / food service / kitchen food prep related systems such as kitchen exhaust hood systems are process systems and are not to be commissioned. Correct?

**Response: This work is typically commissioned by the food service consultant. The only work related to this commissioning scope would be the integration of the exhaust hoods, Ansul system and the fire protection system.**

**RFI No. 15:** We are assuming the Sprinkler system is a design build by a licensed sprinkler contractor based on a performance spec by the engineer. Correct?

**Response: Correct.**

**RFI No. 16** We are assuming the Fire Alarm system is a design build by a licensed Fire alarm system provider based on a performance spec by the engineer. Correct?

**Response: Yes.**

**RFI No. 17** Should we be delivering our qualifications and proposal by hand/mail only? Or are we to assume that the qualifications could/should be delivered by email with no fee, then quals and fee delivered separately in sealed envelope?

**Response: Submit your qualifications both electronically and by hand/mail. In a separate envelope submit your fee proposal by hand/mail. Do NOT submit your proposal electronically.**

**RFI No. 18** The link to the drawings and specs is not working.

**Response: Please use the following link to access these documents.**

**<https://www.dropbox.com/scl/fo/7gf3owdqkms6euofravq4/AF2ujGCtY2ryixFYBg6rTN0?rlkey=5qjecuqne2cro63ylmjekiol0&st=d7k7ap4w&dl=0>**












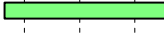
















Activity ID	Activity Name	Orig Dur	Start	Finish	2025												2026												2027								
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
<b>AHJ Inspections</b>																																					
A2850	Level 1 Final Inspections	3	02-Feb-27	04-Feb-27																																	
A2860	Level 2 Final Inspections	3	05-Feb-27	09-Feb-27																																	
A2870	Level 3 Final Inspections	3	10-Feb-27	12-Feb-27																																	
A2840	Level 0 Final Inspections	3	15-Feb-27	17-Feb-27																																	
<b>BAD Inspections</b>																																					
A2920	BAD Inspections	10	18-May-27	01-Jun-27																																	
<b>Owner Activation</b>																																					
A2940	Owner Activation	65	18-Feb-27	19-May-27																																	

 Level 1 Final Inspections  
 Level 2 Final Inspections  
 Level 3 Final Inspections  
 Level 0 Final Inspections  
 BAD Inspections  
 Owner Activation

Finish Date: 01-Jun-27  
 Data Date: 29-Aug-25  
 Run Date: 29-Aug-25 12:54  
 Page 8 of 8  
 LCOPSC - OWNER August 2025  
 Monthly Report

 Remaining Level of Effort  
 Actual Level of Effort  
 Actual Work  
 Remaining Work  
 Critical Remaining Work  
 Summary Milestones  
 Critical Milestones  
 Milestone

Lake County Public Safety Center - Master Schedule

