



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS**

Award Contract Grant

Requested Board Meeting Date: 04/05/22

* = Mandatory, information must be provided

or Procurement Director Award

***Contractor/Vendor Name/Grantor (DBA):**

Cornerstone Detention Products, Inc.

***Project Title/Description:**

Construction Manager At Risk Services For: Pima County Adult Detention Complex - Security Electronics Replacement (XADSEC)

***Purpose:**

Amendment: Contract No. CT-FM-21-326, Amendment No. One (1). This amendment increases the contract amount by \$10,377,535.08 through the incorporation of Guaranteed Maximum Price One (1) (GMP 1) for a cumulative not-to-exceed amount of \$10,726,238.08. Administering Department: Facilities Management.

This amendment incorporates GMP-1 which addresses demolition and removal of the existing security electronics system and installation of cameras and security equipment for the main jail complex. Due to the highly specialized nature and limited number of trades on this project, no SBE Goal will be established for GMP 1 of this project.

***Procurement Method:**

Pursuant to Solicitation for Qualifications No. SFQ-PO-2100006, on 03/02/21, the Board of Supervisors awarded a contract for this project in the amount of \$348,703.00 for a contract term of 03/02/21 to 12/31/24 for preconstruction services.

This project is expected to have multiple GMP's for construction services. The project's construction budget is set to not exceed \$12,500,000.00.

Board of Supervisors to authorize the Procurement Director to execute all modifications, including one or more Guaranteed Maximum Price (GMP) packages, provided that the cumulative of all GMPs and preconstruction services does not exceed \$12,831,512.00 and the contract expiration date does not exceed December 31, 2024, which allows for all contract close-out activities and final submittals.

Attachment: Amendment No. One (1).

***Program Goals/Predicted Outcomes:**

The existing electronic security system is outdated and past it's useful life. The goal is to replace the entire security control, security camera, and reconfigure central control in the facility. The existing door hardware and intercom systems will remain, but will be connected to the new security control system.

***Public Benefit:**

Correcting deficiencies to the electronic security system at the Adult Detention Center will ensure the safety of the community, inmates and staff. The replacement of all existing cameras as well as incorporating additional cameras will provide improved visual coverage of entire facility. All control equipment will be new, and the new central control will be more flexible for staff usage and will more easily accommodate future upgrades as they are required.

***Metrics Available to Measure Performance:**

Project is on time and in budget. Work orders to address issues regarding failed devices and/or equipment due to old equipment are essentially eliminated.

***Retroactive:**

No.

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Commencement Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____

Expense Amount: \$* _____ Revenue Amount: \$ _____

***Funding Source(s) required:**

Funding from General Fund? Yes No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? Yes No

If Yes, is the Contract to a vendor or subrecipient? _____

Were insurance or indemnity clauses modified? Yes No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? Yes No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: CT Department Code: FM Contract Number (i.e., 15-123): 21-326

Amendment No.: 1 AMS Version No.: 3

Commencement Date: 04/05/22 New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

Expense or Revenue Increase Decrease Amount This Amendment: \$ 10,377,535.08

Is there revenue included? Yes No If Yes \$ _____

***Funding Source(s) required:** FM Capital Non-Bond Projects

Funding from General Fund? Yes No If Yes \$ _____ % _____

Grant/Amendment Information (for grants acceptance and awards) Award Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____

Commencement Date: _____ Termination Date: _____ Amendment Number: _____

Match Amount: \$ _____ Revenue Amount: \$ _____

***All Funding Source(s) required:**

*Match funding from General Fund? Yes No If Yes \$ _____ % _____

*Match funding from other sources? Yes No If Yes \$ _____ % _____

***Funding Source:** _____

***If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?** _____

Contact: Procurement Officer: Keith E. Rogers Digitally signed by Keith E. Rogers Date: 2022.03.10 14:01:55 -07'00' Division Manager: Scott Loomis Digitally signed by Scott Loomis Date: 2022.03.15 11:07:34 -07'00'

Department: Procurement Director: Terri Spencer Digitally signed by Terri Spencer Date: 2022.03.15 12:58:19 -07'00' Telephone: 520-724-7465

Department Director Signature/Date: Sheila Hollen for Lisa Josker 3.15.22

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: [Signature] 3/16/2022
(Required for Board Agenda/Addendum Items)

PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT

PROJECT: Construction Manager at Risk Services for:
Pima County Adult Detention Complex-Security Electronics Replacement (XADSEC)

CONTRACTOR: Cornerstone Detention Products, Inc.
20871 Sandy Road
Tanner, Alabama 35671

CONTRACT NO.: CT-FM-21-326

AMENDMENT NO.: One (1)

FUNDING: FM Capital Non-Bond Projects

CONTRACT TERM: 03/02/21 - 12/31/24	ORIGINAL CONTRACT AMOUNT:	\$	348,703.00
TERMINATION PRIOR AMENDMENT: N/A	PRIOR AMENDMENT(S):	\$	-
TERMINATION THIS AMENDMENT: 12/31/24	AMOUNT THIS AMENDMENT:	\$	10,377,535.08
	REVISED CONTRACT AMOUNT:	\$	10,726,238.08

CONSTRUCTION CONTRACT AMENDMENT

WHEREAS, on March 2, 2021, the Board of Supervisors approved the award of a Construction Manager at Risk Contract by County to Contractor for the above-named Project; and

WHEREAS, construction of the project was anticipated to be conducted in multiple phases; and

WHEREAS, Contractor and County have completed the majority of pre-construction services and have mutually agreed upon an acceptable GMP 1, to include the schedule and scope of work for the construction of GMP 1 for the Project; and

WHEREAS, Solicitation for Qualifications No. SFQ-PO-2100006, upon which the procurement for this contract was based, provided that County would establish the goal for Small Business Enterprise (SBE) utilization for the construction under this contract in conjunction with the establishment of the GMP; and

WHEREAS, Contractor and County have reviewed all required documentation regarding available subcontracting opportunities, the certified SBE's who are ready, willing, able and qualified to perform the construction, and have agreed that due to lack of subcontracting opportunity, No SBE Goal will be established for GMP 1 of this project; and

WHEREAS, County and Contractor, pursuant to Article 2, have agreed to incorporate GMP 1 into the contract; and

WHEREAS, County and Contractor pursuant to Article 3, have agreed to increase the Contract amount as identified in GMP 1; and

WHEREAS, County's acceptance of GMP 1 is subject to the understanding of the Parties that all other elements of future GMPs, if any, are and remain negotiable.

NOW, THEREFORE, it is agreed as follows:

CHANGE: ARTICLE 2 - SCOPE OF WORK

Add the following paragraphs:

"I. The parties agree to proceed with the Construction Services for GMP 1. The Construction Provisions, Scope of Work and GMP 1 for Construction are hereby included in Appendix "E" to the Contract."

"J. Due to limited subcontracting opportunities No SBE Goal is established for GMP 1."

CHANGE: Paragraph A. of **ARTICLE 3 – PRECONSTRUCTION SERVICES FEE AND GUARANTEED MAXIMUM PRICE** as follows:

FROM: "COUNTY will pay CMAR a preconstruction phase fee for preconstruction services. The CMAR'S construction phase fee, plus the cost of the work (direct construction cost) plus a contingency, bonds, insurance and taxes (indirect construction costs) will comprise the GMP to be established in compliance with **Appendix "B" Supplemental Provisions - Construction Costing (10 pages) and Appendix "C" General Conditions (46 pages)**. Unless otherwise agreed, CMAR'S GMP will include all required sales, use, franchise and other taxes in effect on the date of COUNTY approval of the GMP, as well as all applicable bond and insurance costs."

TO: "COUNTY will pay CMAR a preconstruction phase fee for preconstruction services. The CMAR'S construction phase fee, plus the cost of the work (direct construction cost) plus CMAR contingency, bonds, insurance and taxes (indirect construction costs) will comprise the GMP(s) to be established in compliance with Appendix "B" Supplemental Provisions – Construction Costing (10 pages), Appendix "C" General Conditions (46 pages), **and Appendix "E" – GMP 1 (35 pages)**. Unless otherwise agreed, CMAR'S GMP will include all required sales, use, franchise and other taxes in effect on the date of COUNTY approval of the GMP, as well as all applicable bond and insurance costs."

CHANGE: Paragraph B. of **ARTICLE 3 – PRECONSTRUCTION SERVICES FEE AND GUARANTEED MAXIMUM PRICE** as follows:

FROM: "The preconstruction phase fee will not exceed Three Hundred Forty-Eight Thousand Seven Hundred Three Dollars and Zero Cents (\$348,703.00), in accordance with the Pre-construction Services Fee Proposal incorporated herein as **Appendix "D" Pre-Construction Services Fee Proposal (9 pages)**. The Construction Services Fee will be a fixed fee, will be set forth in GMP(s) described in **Article 2.E** above and, if approved by COUNTY, will be incorporated into this Contract by Amendment."

TO: "The preconstruction phase fee will not exceed Three Hundred Forty-Eight Thousand Seven Hundred Three Dollars and Zero Cents (\$348,703.00), in accordance with the Pre-construction Services incorporated herein as Appendix "D" Pre-construction Services Fee Proposal (9 pages). **CMAR GMP 1 Fee, that includes the Cost of the Work (direct construction cost), CMAR contingency, bonds, insurance and taxes (indirect construction costs) which comprises GMP 1, in the amount of Ten Million Three Hundred Seventy-Seven Thousand Five Hundred Thirty-Five Dollars and Eight Cents (\$10,377,535.08) is hereby included in Appendix "E" and represents the maximum amount the County will pay for the Phase 1 Work identified in Appendix "E". COUNTY's acceptance of GMP 1 is subject to the understanding of the Parties that all other elements of future GMPs, if any, are and remain negotiable.**"

ADD: The following documents to the Contract:
APPENDIX "E" GMP 1, proposal dated March 2, 2022 (35 pages)

Remainder of Page Intentionally Left Blank.

All other provisions of the Contract, not specifically changed by this Amendment, shall remain in effect and be binding upon the Parties.

IN WITNESS WHEREOF, the Parties have affixed their signatures to this Amendment on the dates written below.

APPROVED:

Chair, Board of Supervisors

Date

CMAR:



Signature

JOHN DAVID WATTS - CFO

Name and Title (Please Print)

3/17/22

Date

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

Neil Poston

Name (Please Print)

3/15/2022

Date



W6484 Design Drive
Greenville, WI 54942
920.749.2840

Date: March 2, 2022

To: Kenneth Imoehl
Pima County Facilities Management
New Building Services

Re: Pima County ADC GMP-1 Scope of Work

Supplemental Provisions For GMP

Part 1 - Summary of the GMP

1.1 - Attachment A – Summary of the GMP

Part 2 - Scope of Work

2.1 - Furnish labor, management, fees, equipment, supplies, and materials, except for specified Owner-furnished property, to construct a new complete and functioning Security Electronics System within the Pima County Adult Detention Facility with all associated systems including but not limited to electrical, security, fiber network, and millwork in accordance with the Contract Documents. Major components of the project include:

- A new integrated security electronics system to include but not limited to, PLC controls, video surveillance, access control integration, digital intercom system, new control, and video surveillance stations, etc. To include demolition of the existing security electronics system.
- Demolition and removal of abandoned systems devices, head end equipment and wiring.
- A new UPS system per 99.5% drawings.
- New millwork in Central Control and select control rooms. To include demolition of millwork and other architectural features as noted on the plans.
- Refer to the Contract Documents in their entirety for the full scope of work.

2.2 - Work indicated in the Contract Documents

Part 3 - Schedule of Values

3.1 - Attachment B

Part 4 - List of Plans and Specifications used for GMP Proposal

4.1 - "Pima County Adult Detention Center- Security Electronics Upgrade - 99.5% Construction Documents Set - October 29th, 2021" Pages 1-84 as identified in Attachment D excluding the scope of work identified in Part 9



W6484 Design Drive
Greenville, WI 54942
920.749.2840

4.2 - "Pima County Adult Detention Complex, Security Electronics Upgrade- Construction Documents - Specifications - October 29th, 2021" Pages 1-418 as identified in Attachment E excluding the scope of work identified in Part 9

Part 5 - List of Clarifications, Assumptions and Exclusions

- 5.1 - Cornerstone will provide its standard General Liability Insurance.
(Certificate furnished upon request)
- 5.2 - Exclude Provision of door hardware as identified in spec section 013513 3.11 C Page 60 .
- 5.3 - Exclude Provision of 10% stock for 10 years per spec section 2800 2.8 G Page 287.
- 5.4 - Exclude any differences between the 99.5% drawing and 100% drawings
- 5.5 - Exclude any work related to HVAC modifications, and electrical generator modifications.
- 5.6 - Construction Toilets excluded; Contractors will be able to use Owner facilities onsite.
- 5.7 - Cornerstone and or its subcontractors will perform daily clean-up of waste generated by our work and deposit debris into containers or dumpsters
- 5.8 - Owner to provide space for Cornerstone supplied storage containers.
- 5.9 - Owner to have right of salvage at time of removal on all removed equipment.

Part 6 - Project Schedule

- 6.1 - Attachment E

Part 7 - Cash-Flow Forecast

- 7.1 - Attachment F

Part 8 - Subcontractor Selections / SBE Requirements / Utilization Form / Letters of Intent

- 8.1 - Attachment G – Request for Bids
- 8.2 - Attachment H– Addendum 1
- 8.3 - Attachment I – Addendum 2
- 8.4 - Attachment J– Addendum 3
- 8.5 - Attachment K – Faith Technologies Bid

Part 9 - Value Engineering Clarifications and Explanations

- 9.1 - Remove from Attachment C and Attachment D the value engineering items listed below.
 - Use Allied Tellesis network switch in place of the specified Cisco network switches
 - Remove Trenching to Commissary and associate work in Commissary Building
 - Remove Staff Parking Cameras and associated work
 - Remove Rear Site Fence Cameras and associated work
 - Remove Future Gate I/O



CORNERSTONE

W6484 Design Drive
Greenville, WI 54942
920.749.2840

-
- Reduce Faiths onsite time to 22 months
 - Remove Video Station 1616 – Conduit and wire to remain
 - Remove Video Station 1850 – Conduit and wire to remain
 - Remove Video Station X1307 – Conduit and wire to remain
 - Remove Video Station 1381 – Conduit and wire to remain
 - Remove (3) Video Stations and (3) Touch Screen Stations for tower control rooms 2028, 3028, and 4028 – Conduit and wire to remain

Jeff Paulik

Vice President

Office: 920.882.8856

Cell: 920.850.3414

Email: jpaulik@cornerstoneinc.com

Attachment A

Pima County Adult Detention Complex - Security Electronics Upgrade	GMP Summary
CONSTRUCTION COSTS	
Cost of Construction	\$7,004,182.22 See Cost of Construction Tab+ Labor Tab
Cost of Construction Wire/ Device Removal	\$369,775.38
CMAR Contingency	\$294,958.30 4% of Cost of construction
Subtotal Direct Construction costs	\$7,668,915.90
INDIRECT CONSTRUCTION COSTS:	
General Conditions	\$225,038.13 See General Conditions Tab
Overhead	\$1,020,688.26 12.93% of Direct Construction Costs + General Conditions
Insurance	
Subtotal Direct Construction Cost+ Gen Cond. Overhead, Bonds, Insurance	\$8,914,642.28
Construction Fee (As a percentage of Subtotal above or to exclude and items above)	\$445,732.11 5% of above total
Subtotal Direct Construction Cost+ Gen Cond. Overhead, Bonds, Insurance and fee	\$9,360,374.40 Contract Amount
Arizona Gross Receipts Tax	\$517,160.69 65% of above subtotal at 8.5%tax
Subtotal Direct Construction Cost+ Gen Cond. Overhead, Bonds, Insurance and fee and tax	\$9,877,535.08
GUARANTEED MAXIMUM PRICE (GMP)	\$9,877,535.08
Other Project costs:	
County Contingency	\$500,000.00
Total Contract Cost	\$10,377,535.08

Attachment B

FIMA COUNTY ADULT DETENTION COMPLEX-SECURITY ELECTRONICS UPGRADE
TUCSON, AZ

January 11, 2022

JOB #

A	B	C	D	E	F	G	H
ITEM NO. AND DESCRIPTION		SCHEDULED VALUE	PREV. APPLIC.	<<<WORK COMPLETED>>> THIS APPLICATION IN PLACE STORED		TOTAL COMP. AND STORED TO DATE D+E+F	% G/C BALANCE TO FINISH C-G
	120%						
PM shop (\$125/hr)		165,875.00					165,875.00
CAD (\$90/hr)		119,430.00					119,430.00
Engineering (\$125/hr)		343,125.00					343,125.00
PLC (\$125/hr)		30,375.00					30,375.00
Fab (\$85/hr)		176,715.00					176,715.00
Testing (\$95/hr)		314,035.00					314,035.00
On Site Labor PM (\$74.18/hr)		88,793.46					88,793.46
PM Travel (\$74.18/hr)		49,848.96					49,848.96
On Site Labor Superintendent (\$52.38/hr)		175,996.80					175,996.80
On Site Labor Technician (\$52.38/hr)		42,584.94					42,584.94
Travel Labor (\$52.38/hr)		32,999.40					32,999.40
Airfare		58,274.56					58,274.56
Rental Car		14,889.68					14,889.68
Lodging		29,779.36					29,779.36
Per Diem		15,826.54					15,826.54
Dumpster/Recycle		29,265.60					29,265.60
Training Video		10,050.00					10,050.00
Storage Trailer		13,941.36					13,941.36
Freight		46,890.76					46,890.76
Factory Test		10,552.50					10,552.50
Wonderware/ PLC Training at WI Office		9,600.00					9,600.00
CX-Programmer Software		6,720.00					6,720.00
Omron Online Training		2,772.00					2,772.00
Wonderware Online Training		5,040.00					5,040.00
Wonderware Development Software		15,750.00					15,750.00
PLC Panels		313,092.75					313,092.75
PLC Parts		101,192.23					101,192.23
Milestone Headend and Workstations and Network		678,582.02					678,582.02
Vicon Cameras		165,879.85					165,879.85
Monitors		140,424.02					140,424.02
Computer Licensing/ parts		136,637.77					136,637.77
UPS		136,248.00					136,248.00
Intercoms		115,917.25					115,917.25
Electrical - SUB		3,623,098.00					3,623,098.00
Sierra Woodworking -SUB		148,700.00					148,700.00
Bond		155,637.00					155,637.00
Overhead (12.93%)		1,020,688.26					1,020,688.26
Construction Fee (5%)		445,732.11					445,732.11
CMAR Contingency (4%)		294,958.30					294,958.30
2 YR Warranty		74,455.91					74,455.91
TOTALS		9360374.391					9360374.391

Attachment C

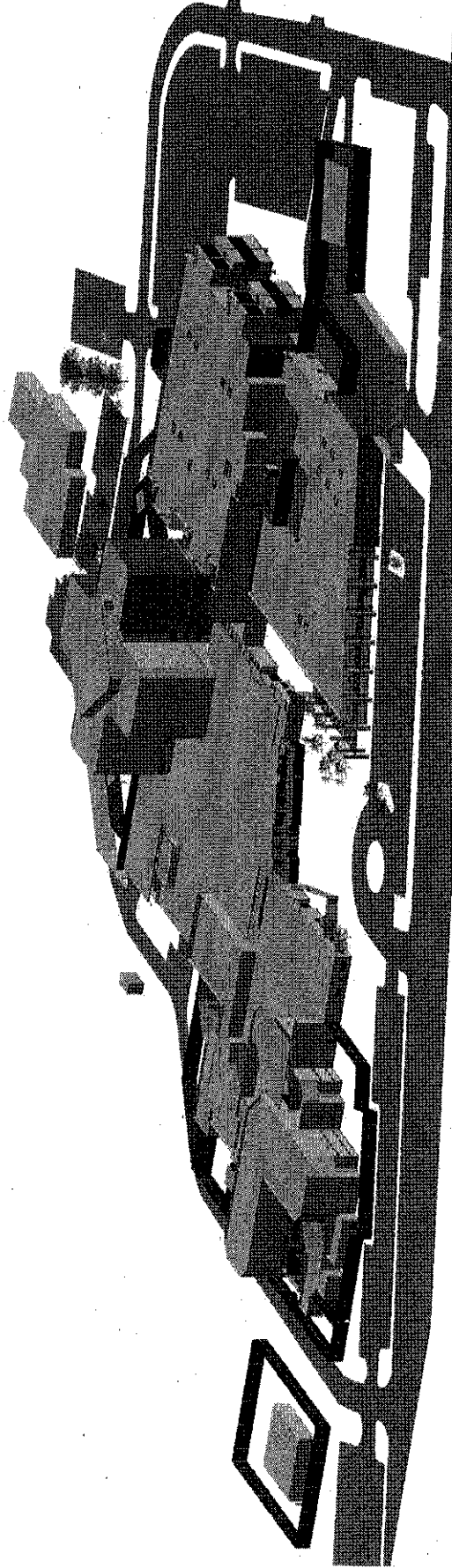
PIMA COUNTY ADULT DETENTION CENTER

SECURITY ELECTRONICS UPGRADE

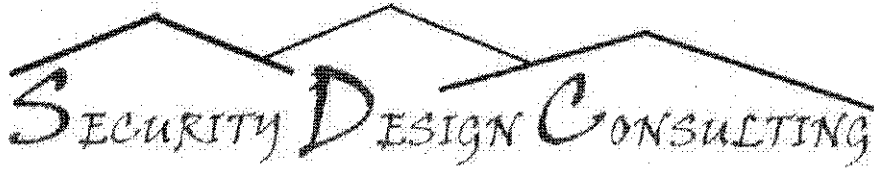
1270 W Silverlake Rd,
Tucson, AZ 85713

99.5% CONSTRUCTION DOCUMENTS SET

OCTOBER 29TH, 2021



Attachment D



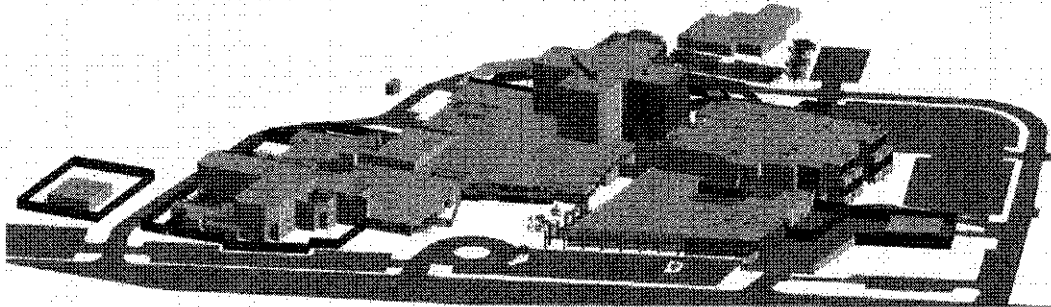
**PIMA COUNTY ADULT DETENTION
COMPLEX, SECURITY ELECTRONICS
UPGRADE**

**1270 W SILVERLAKE RD
TUCSON, AZ 85713**

SDC Project No. 2020003

**CONSTRUCTION DOCUMENTS –
SPECIFICATIONS**

October 29th, 2021



2021 Security Design Consulting LLC., ALL RIGHTS RESERVED

Attachment D

SECTION 00 00 01 TABLE OF CONTENTS

DIVISION 01 – GENERAL REQUIREMENTS

- 000001 - TABLE OF CONTENTS
- 011000 - SUMMARY
- 012500 - SUBSTITUTION PROCEDURES
- 012600 - CONTRACT MODIFICATION PROCEDURES
- 012900 - PAYMENT PROCEDURES
- 013100 - PROJECT MANAGEMENT AND COORDINATION
- 013200 - CONSTRUCTION PROGRESS DOCUMENTATION
- 013233 - PHOTOGRAPHIC DOCUMENTATION
- 013300 - SUBMITTAL PROCEDURES
- 013513 - SPECIAL PROJECT PROCEDURES FOR DETENTION FACILITIES
- 014000 - QUALITY REQUIREMENTS
- 014200 - REFERENCES
- 015000 - TEMPORARY FACILITIES AND CONTROLS
- 016000 - PRODUCT REQUIREMENTS
- 017300 - EXECUTION
- 017310 - CUTTING AND PATCHING
- 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
- 017700 - CLOSEOUT PROCEDURES
- 017823 - OPERATION AND MAINTENANCE DATA
- 017900 - DEMONSTRATION AND TRAINING
- 019113 - GENERAL COMMISSIONING REQUIREMENTS

DIVISION 26 – ELECTRICAL

- 260500 - COMMON WORK RESULTS FOR ELECTRICAL
- 260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
- 260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
- 260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
- 260544 - SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING
- 260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
- 260573.13 - SHORT-CIRCUIT STUDIES
- 260573.16 - COORDINATION STUDIES
- 260573.19 - ARC-FLASH HAZARD ANALYSIS
- 262416 - PANELBOARDS

Attachment D

262726 - WIRING DEVICES

262813 - FUSES

263353 - STATIC UNINTERRUPTIBLE POWER SUPPLY

DIVISION 28 – SECURITY ELECTRONICS

280000 - SECURITY ELECTRONICS GENERAL REQUIREMENTS

281000 - SECURITY ELECTRONICS WIRING REQUIREMENTS

281500 - SECURITY ELECTRONICS GROUNDING & SURGE PROTECTION

282000 - SECURITY ELECTRONICS LOW VOLTAGE DEVICES

282500 - SECURITY ELECTRONICS CONSOLES, CABINETS AND ENCLOSURES

283000 - SECURITY ELECTRONICS DOOR CONTROL SYSTEM

283500 - SECURITY ELECTRONICS INTERCOM & PAGING SYSTEM

284000 - SECURITY ELECTRONICS DIGITAL VIDEO SYSTEM

285000 - SECURITY ELECTRONICS ACCESS CONTROL SYSTEM

END OF SECTION 28 50 00

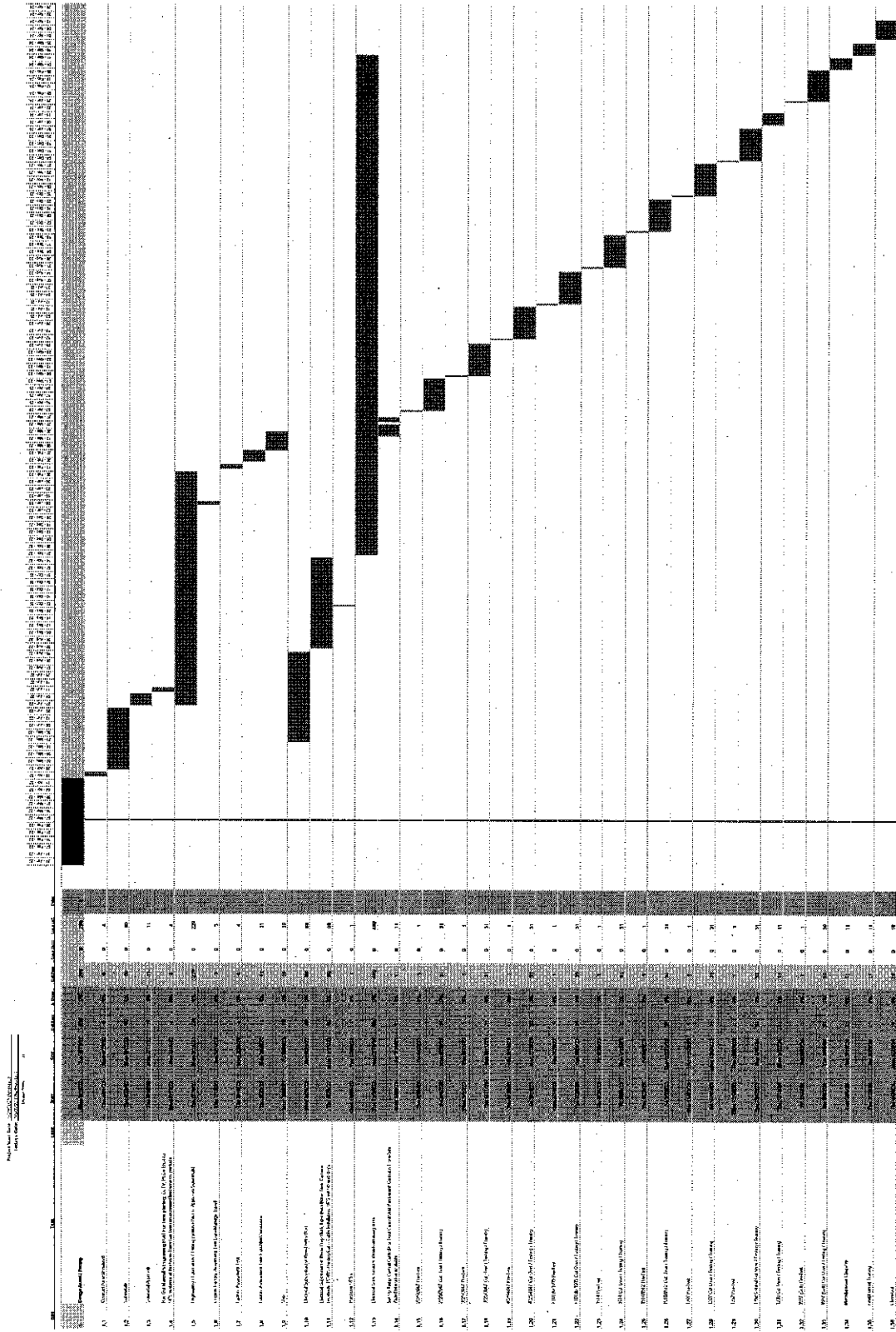
Attachment E

Pima County Project Schedule

Start Date	Project	Complete Date	Cal. Days
6/28/2021	Design Assist Pricing	4/19/2022	295
4/21/2022	Contract Award / Finalized	4/25/2022	4
4/28/2022	Submittals	6/27/2022	60
6/30/2022	Electrical Subcontract Work - Demo Work	7/11/2022	11
7/13/2022	Submittal Approval	7/17/2022	4
6/30/2022	Engineering / Fabrication / Testing (Starting Prior to Approved Submittals)	2/13/2023	228
1/12/2023	Buy Out Material & Engineering BOM Purchase (Harding, CCTV, PLC's Etc.-NO UPS systems at this time)-There has been an increased lead time on products	1/15/2023	3
2/16/2023	Electrical Subcontractor Work- Prep Work. Fiber Back Bone, New Camera Locations, PC/WS,Harding Cat 6 Cable Installation, UPS set Up and drops	2/20/2023	4
2/23/2023	Purchase UPS's	3/6/2023	11
3/6/2023	Electrical Subcontractor Work - Remaining Work Camera Install / Door Controls replaced	3/24/2023	18
5/25/2022	Confirm Factory Asesment Test Date - Manage Travel	8/21/2022	88
8/25/2022	Factory Assesment Test	11/21/2022	88
10/5/2022	Factory Assesment Test - Punchlist / Corrections	10/6/2022	1
11/24/2022	Ship	3/18/2024	480
3/20/2023	Set Up Temp Central Control-For Dual Control Until Permanent Central is Done- Site Wide Network is available	3/31/2023	11
4/6/2023	2026/2047 Pre-Test	4/7/2023	1
4/7/2023	2026/2047 Cut Over / Testing / Training	5/8/2023	31
5/10/2023	3026/3047 Pre-Test	5/11/2023	1
5/11/2023	3026/3047 Cut Over / Testing / Training	6/11/2023	31
6/15/2023	4026/4047 Pre-Test	6/16/2023	1
6/16/2023	4026/4047 Cut Over / Testing / Training	7/17/2023	31
7/19/2023	X1013/X1015 Pre-Test	7/20/2023	1
7/20/2023	X1013/X1015 Cut Over / Testing / Training	8/20/2023	31
8/24/2023	1614 Pre-Test	8/25/2023	1
8/25/2023	1614 Cut Over / Testing / Training	9/25/2023	31
9/28/2023	1510/1512 Pre-Test	9/29/2023	1
9/29/2023	1510/1512 Cut Over / Testing / Training	10/30/2023	31
11/2/2023	1207 Pre-Test	11/3/2023	1
11/3/2023	1207 Cut Over / Testing / Training	12/4/2023	31
12/6/2023	1352 Pre-Test	12/7/2023	1
12/7/2023	1352 Central Cut Over / Testing / Training	1/7/2024	31
1/11/2024	1230 Cut Over / Testing / Training	1/22/2024	11
2/2/2024	1597 (Golf) Pre-Test	2/3/2024	1
2/3/2024	1597 (Golf) Cut Over / Testing / Training	3/5/2024	31
3/5/2024	Miscellaneous Clean-Up	3/16/2024	11
3/19/2024	Final/Formal Training	3/30/2024	11
4/4/2024	Close-Out	4/22/2024	18

Attachment E

Form: OASAS - RZC
 Date: 10/1/2010



Attachment F

Pima County Cash Flow Forecast															
JOB #	Job Name	Contract Amount	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23
TBD	PIMA COUNTY ADULT DETENTION COMPLEX-SECURITY ELECTRONICS UPGRADE	9,360,374.39	204,167.39	235,059.59	418,853.17	418,853.17	1,450,014.51	1,450,014.51	371,422.57	371,422.57	371,422.57	371,422.57	391,460.31	227,387.69	227,387.69
Tax		517,160.69	11,280.25	12,987.04	23,141.64	23,141.64	80,113.30	80,113.30	20,521.10	20,521.10	20,521.10	20,521.10	21,628.18	12,563.17	12,563.17
TOTAL		9,877,535.08	215,447.64	248,046.63	441,994.80	441,994.80	1,530,127.81	1,530,127.81	391,943.66	391,943.66	391,943.66	391,943.66	413,088.49	239,950.86	239,950.86
JOB #	Job Name	Contract Amount	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	TOTALS
TBD	PIMA COUNTY ADULT DETENTION COMPLEX-SECURITY ELECTRONICS UPGRADE		227,387.69	227,387.69	215,530.04	215,530.04	456,623.34	280,300.08	280,300.08	268,442.43	256,584.78	203,155.40	121,900.85	98,343.66	9,360,374.39
Tax			12,563.17	12,563.17	11,908.03	11,908.03	25,228.44	15,486.58	15,486.58	14,831.44	14,176.31	11,224.34	6,735.02	5,433.49	517,160.69
TOTAL			239,950.86	239,950.86	227,438.08	227,438.08	481,851.78	295,786.66	295,786.66	283,273.88	270,761.09	214,379.73	128,635.87	103,777.15	9,877,535.08

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

DOCUMENT 00 0110 - TABLE OF CONTENTS

Section Title

PROCUREMENT AND CONTRACTION REQUIREMENTS GROUP

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

INTRODUCTORY INFORMATION

00 0110 Table of Contents

PROCUREMENT REQUIREMENTS

00 1113 Request for Bids
00 2113 Instructions to Bidders
00 4113 Bid Form - Stipulated Lump Sum Contract
00 4123 Bid Attachment Documents

CONTRACTING REQUIREMENTS

00 5213 Agreement and General Conditions - Stipulated Lump Sum Contract
 • Draft Consensus Document
00 6100 Performance Bonds

END OF SECTION 00 0110

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

DOCUMENT 00 1113 - REQUEST FOR BIDS

Notice is hereby given that sealed bids will be received for:

PROJECT: Pima County Adult Detention Complex, Security Electronics Upgrade
1270 W Silverlake RD
Tucson, AZ 85713

BIDS DUE AT: Cornerstone Detention Products Inc (CMAR)
Attn: Jeff Paulik
W6484 Design Drive
Greenville WI 54942
jpaulik@cornerstoneinc.com
Emailed Bids are acceptable

BID DUE DATE AND TIME: December 10, 2021; 11:00 AM Local Time (Central Standard)

OWNER: Pima County 1270 W
Silverlake RD
Tucson, AZ 85713

Project Description:

1. Provide labor and materials as required in the scope sections listed below in accordance with the plans and specs "20210701 – Device Removal Plans", "20211029 SE Upgrade", and "20211029 – Specifications" as it relates to Division 01- General Requirements, Division 26 – Electrical, and Division 28 – Security Electronics Base bid # 1 relates to the upgrade of the existing Security Electronics system. Base Bids #2-12 relate to removal of equipment and or tagging or removal of wiring of abandoned systems. Work to be performed in this section to be referred to as sub-contractor

Sub-Contractor responsible for total device counts and locations. Floor plans provided by consultant as reference.

Lifts and ladders as required.

- 1.1 Base Bid #1 Security Electronics Upgrade per plans named 20211029 – SE Upgrade including but not limited to:
 - a) Demo and documentation of old Security Electronics equipment and wiring designated for removal per Plans named 20211029 – SE Upgrade
 - b) Installation of new equipment racks (provided by others)
 - c) Termination of all doors that are to be reused in new equipment racks.
 - d) Termination of all intercoms that are to be reused in new equipment racks.
 - e) Termination of all other devices that are to be reused or added in new equipment racks.
 - f) Provision, termination, testing, certification and installation of cabling and conduit for the new IP based Camera system. Layout to be determined by contractor to keep cameras cable run distances within 100 meters to nearest equipment room. Riser diagram to be provided to CMAR before installation, as built documents provided at completion. All Head end locations will require both UPS Power and Fiber. Provision of any new necessary racks due to layout. Sub-Contractor to provide space in racks for network switches (provided by others) for the camera system.
 - g) Installation and adjustment of the new IP Cameras (cameras provided by others)
 - h) Installation of new Louroe microphones (provided by others) as identified on plans
 - i) Provision of conduit and wiring for Louroe microphones
 - j) Installation of CCTV Monitors (provided by others)

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

- k) Provision of cabling and conduit for CCTV Monitors
- l) Installation of PC's (provided by others) and necessary cabling for them
- m) Installation of UPS system (provided by others)
- n) Provision of new Fuses etc. for a fully functioning UPS system as laid out in plans
- o) Power distribution circuits as identified in plans, conduit, and wire for a turnkey system
- p) Fiber backbone, jumpers, racks, and patch panels as identified on plans for a turnkey system
- q) Testing and certification of all new Fiber as identified on plans
- r) Trenching as identified in plans.
- s) All grounding requirements as identified on plans
- t) Replacement of all field devices (provided by others) identified for replacement in plans
- u) Any permits needed for above scope of work.
- v) As Build documents for all systems
- w) All submittals for systems and materials supplied in the scope of work above
- x) Raceways and conduit as needed for complete functional systems for all above per plans and specifications.
- y) Labor to assist CMAR in testing and troubleshooting
- z) Fire caulking as required for all penetrations.
- aa) Coordination between sub-contractors as necessary and required
- bb) The Sub-Contractor shall clean and thoroughly check all installed work prior to concealing of architectural finishing, clean all exposed surfaces and new equipment after completion. The sub-contractor shall also repair or clean all soiled surfaces, painted surfaces, or damaged architectural finishes to match the adjacent area. Where required, cleaning, patching, or painting to bring the affected surface or finish back to its original condition shall be the responsibility of the sub-contractor.

- 2.1 Base Bid #2 Removal of Nurse call, Intercom, Man-Down, RFID Inmate Tracking, Electric Key-switch, and abandoned security electronics Devices, associated headend designated for removal, and removal of all associated wiring:
- a) Remove all Nurse call devices as identified on Plans named 20210701 – Device Removal Plans.
 - b) Remove associated wiring install pull string in place and document, as built drawings to be turned over to
 - c) Provide and install 11 gauge stainless steel blank plates in place of old devices with security screws.
 - d) Remove all Intercom devices as identified on Plans named 20210701 – Device Removal Plans.
 - e) Remove associated wiring install pull string in place and document, as built drawings to be turned over to Cornerstone Detention Products Inc
 - f) Provide and install 11 gauge stainless steel blank plates in place of old devices with security screws.
 - g) Remove all Man-Down devices as identified on Plans named 20210701 – Device Removal Plans.
 - h) Remove associated wiring install pull string in place and document, as built drawings to be turned over to Cornerstone Detention Products Inc
 - i) Provide and install 11 gauge stainless steel blank plates in place of old devices with security screws.
 - j) Remove all RFID Inmate Tracking devices as identified on Plans named 20210701 – Device Removal Plans.
 - k) Remove associated wiring install pull string in place and document, as built drawings to be turned over to Cornerstone Detention Products Inc
 - l) Provide and install 11 gauge stainless steel blank plates in place of old devices with security screws.

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Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

- m) Remove all Electric Key-switch devices as identified on Plans named 20210701 – Device Removal Plans.
- n) Remove associated wiring install pull string in place and document, as built drawings to be turned over to Cornerstone Detention Products Inc
- o) Provide and install 11 gauge stainless steel blank plates in place of old devices with security screws.
- p) Demolition of existing control panels designated for removal per plans named 20211029 – SE Upgrade.
- q) Removal of existing wiring between control panels and SE Equipment
- r) Installation of pull strings in all existing conduits that will be abandoned during this project not identified in above base bids. Provide and install 11 gauge stainless steel blank plates in place of old devices with security screws.

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

Bidding Document Procurement:

Bid Documents and plans will be obtained by email.

Site Visitation:

A pre-bid tour of the site and conference for all interested Contractors and Subcontractors will be held at 07:00 AM local time on December 2, 2021, at the Pima County Adult Detention Complex lobby. Interested parties are required to attend.

Governing Laws and Regulations:

Contracts for work under this bid will obligate the Contractor and Subcontractors to maintain policies of employment under provisions of applicable Federal and State laws against discrimination, including, but not limited to, Civil Rights Act of 1964.

Bid Submittal:

All bids must be prepared on the form provided and submitted in accordance with the Instructions to Bidders (Section 00 2113). Bids are to be in a sealed opaque envelope clearly marked on the outside identifying the owner, bidder, and project name.

Bid Security:

The successful bidder will be required to furnish a 100% performance bond and 100% payment bond guaranteeing faithful performance and payment of all bills and obligations arising from the performance of the contract.

Construction Managers Right:

Cornerstone Detention Products Inc reserves the right to waive irregularities and to reject any or all bids. No Bid may be withdrawn within a period of sixty (60) days after the Final Bid Date.

END OF SECTION 00 1113

Attachment G

Pima County Adult Detention Complex
Security Electronics Upgrade

Division 00
November 17, 2021

SECTION 00 2113 - INSTRUCTIONS TO BIDDERS

1.1 SUMMARY

A. Document Includes:

1. Bid Submission.
2. Intent.
3. Contract Time.
4. Definitions.
5. Contract Documents Identification.
6. Availability of Documents.
7. Examination of Documents.
8. Inquiries and Addenda.
9. Product Substitutions.
10. Prebid Site Visitation and Examination.
11. Submission Procedure.
12. Bid Ineligibility.
13. Performance Assurance.
14. Bid Form Signature.
15. Selection and Award of Alternates.
16. Bid Opening.
17. Duration of Offer.
18. Acceptance of Offer.

1.2 BID SUBMISSION

- A. Bids shall be submitted in accordance with Section 00 1113 Request for Bids.
- B. Bidders may withdraw their Bid by written request at any time before bid closing.

1.3 INTENT

- A. The intent of this Bid request is to obtain offers to perform work for a Stipulated Sum contract, in accordance with Contract Documents.

1.4 CONTRACT TIME

- A. Perform the Work within time stated in Section 00 1113. The Bidder, in submitting an offer, accepts the Contract Time period stated for performing the Work.

1.5 DEFINITIONS

- A. Bidding Documents: Contract Documents supplemented with Advertisement for Bids, Instructions to Bidders, Bid Form and Appendices, and bid securities, identified.
- B. Contract Documents: Defined as floor plans and specs produced by Security Design Consulting, including issued Addenda.

Attachment G

Pima County Adult Detention Complex
Security Electronics Upgrade

Division 00
November 17, 2021

- C. Bid: Executed Bid Form and required attachments submitted in accordance with these Instructions to Bidders.
- D. Bid Sum: Monetary sum identified by the Bidder in the Bid Form.

1.6 CONTRACT DOCUMENTS IDENTIFICATION

- A. The Contract Documents are identified as Security Design Consulting Project number 2020003 as prepared by Engineer and identified in the Project Manual.

1.7 AVAILABILITY OF DOCUMENTS

- A. Bidding Documents may be obtained as stated in Advertisement for Bids.
- B. Partial sets of Bidding Documents will not be issued.
- C. Bidding Documents are made available only for the purpose of obtaining offers for this Project. Their use does not grant a license for other purposes.

1.8 EXAMINATION OF DOCUMENTS

- A. Upon receipt of Bidding Documents verify documents are complete. Notify CMAR if documents are incomplete.
- B. Immediately notify CMAR upon finding discrepancies or omissions in Bidding Documents.

1.9 INQUIRIES AND ADDENDA

- A. Direct questions in writing to Cornerstone Detention Products Inc; refer to Section 00 1113
- B. Verbal answers are not binding on any party.
- C. Submit questions not less than 3 days before date set for receipt of Bids. Replies will be made by Addenda.
- D. Addenda may be issued during bidding period. Addenda will be sent to known Plan Holders. Addenda will become part of the Contract Documents. Include resultant costs in the Bid Sum.

1.10 PRE-BID SITE VISITATION AND EXAMINATION

- A. A pre-bid tour of the site for all interested Subcontractors will be held at 07:00AM local time on December 2, 2021, at the Pima County Adult Detention Complex lobby. Interested parties are required to attend.
- B. Examine Project site before submitting a Bid. Sub-Contractor shall assume responsibility of verifying exposed existing site conditions that may affect his/her work prior to submitting a bid.

Attachment G

Pima County Adult Detention Complex
Security Electronics Upgrade

Division 00
November 17, 2021

1.11 BIDDER QUALIFICATIONS

- A. To demonstrate qualification for performing the Work of this Contract, Bidders may be requested to submit written evidence of financial position, previous experience, current commitments, and license to perform work in the State of Arizona
- B. Prevailing wages are not required for this project.

1.12 SUBMISSION PROCEDURE

- A. Submit one copy of executed offer on Bid Forms provided, signed in a closed opaque envelope, clearly identified with Bidder's name, Project name, and Owner's name on the outside.
- B. Email submission of bid is acceptable. Email bids to jpaulik@cornerstoneinc.com
Subject of email must read "**Pima County Adult Detention Complex Security Electronics Upgrade**" Email must be received by the submission deadline identified in section 00 1113 Request for Bids.

1.13 BID INELIGIBILITY

- A. Bids that contain irregularities of any kind, may be declared unacceptable at CMAR's discretion.

1.14 PERFORMANCE ASSURANCE

- A. Accepted Bidder: Provide a Performance and Payment bond
- B. Include the cost of performance assurance bonds in the Bid Sum and identify the cost when requested by the Owner.

1.15 Bid clarifications

- A. Bid clarifications shall be submitted as a RFI to be submitted to jpaulik@cornerstoneinc.com
- B. RFI must be received 3 days before bid opening date.

Attachment G

Pima County Adult Detention Complex
Security Electronics Upgrade

Division 00
November 17, 2021

1.16 BID FORM SIGNATURE

A. Sign Bid Form, as follows:

1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature.
2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature.
3. Corporation: Signature of a duly authorized signing officers in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the Bid is signed by officials other than the president and secretary of the company, or the president/secretary/ treasurer of the company, submit a copy of the by-law resolution of their board of directors authorizing them to do so, with the Bid Form in the bid envelope.
4. Joint Venture: Signature of each party of the joint venture under their respective seals in a manner appropriate to such party as described above, similar to requirements for Partnerships.

1.17 DURATION OF OFFER

- A. Bids shall remain open to acceptance and shall be irrevocable for a period of 60 days after bid closing date.

1.18 ACCEPTANCE OF OFFER

- A. The CMAR reserves the right to accept or reject any or all offers.

END OF SECTION 00 2213

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 24, 2021

SECTION 00 4113 - BID FORM

To: Cornerstone Detention Products Inc
Attn: Jeff Paulik
W6484 Delivery Drive
Greenville, WI 54942

Project: Pima County Adult Detention Complex Security Electronics Upgrade
1270 W Silverlake RD
Tucson, AZ 85713

Date: _____

Submitted By:
(Firm Name) _____

(Contact Name) _____

(Full Address) _____

(Tel. No.) _____

1.1 PROPOSAL

The undersigned, having carefully examined the site, local, and all conditions affecting the Work, the Drawings and Specifications, Addenda and Information to Bidders (referred to herein collectively as the Contract Documents) hereby agrees to enter into a Lump Sum Contract in accordance with the Contract Documents to furnish all labor, materials, equipment, and other items of expense necessary to perform and complete the Work enumerated hereinafter for the total sum set forth.

BASE BID #1 Security Electronics Upgrade per plans named 20211029 – SE Upgrade

The Lump Sum of

_____ Dollars \$ _____
(dollar value written out) (numerical value)

BASE BID #2 Removal of Nurse call, Intercom, Man-Down, RFID Inmate Tracking, Electric Key-switch, and abandoned security electronics Devices, associated headend designated for removal, and removal of all associated wiring:

The Lump Sum of

_____ Dollars \$ _____
(dollar value written out) (numerical value)

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 24, 2021

1.2 ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

If this bid is accepted by the CMAR within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of acceptance of this bid.
- Furnish the required bonds within fifteen (15) days of receipt of acceptance of this bid.

1.5 CONTRACT TIME

The undersigned hereby affirms and agrees, if awarded a contract, to begin work immediately upon receipt of Notice to Proceed and to substantially complete the Work within 730 days from Notice to Proceed

1.6 ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addenda _____	Addenda _____	Addenda _____	Addenda _____
Date _____	Date _____	Date _____	Date _____

1.7 BID FORM SIGNATURES

The Corporate Seal of

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

(Authorized signing officer Signature)

(Seal)

(Authorized signing officer Title)

(Seal)

If the bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF SECTION 00 4120

Attachment G

Pima County Adult Detention Complex, Security
Electronics Upgrade

Division 00
November 17, 2021

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

END OF SECTION 00 4123

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

STATE OF _____)
) SS
COUNTY OF _____)

Dated: _____

By: _____

Printed Name

Title

This instrument was subscribed and sworn to before me on

_____ (Date)

Signature of Notary

My Commission Expires: _____

NOTICE

Providing a false statement under oath verifying compliance with the listed criteria renders a contractor ineligible to be awarded a contract and may result in termination of a contract if a contract was awarded.

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

DOCUMENT 00 5213 - AGREEMENT AND GENERAL CONDITIONS – Consensus Document

1.1 AGREEMENT and GENERAL CONDITIONS

- A. Consensus Document 750, Standard Form of Agreement Between Constructor and Sub Contractor, forms the basis of this Agreement. A sample contract has been attached.

END OF SECTION 00 5213

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 17, 2021

SECTION 00 6100 - PERFORMANCE BONDS

Performance Bonds will be required for this project.

END OF SECTION 00 6100

Attachment G

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 28
November 17, 2021

SECTION 00 6200 - PAYMENT BONDS

Payment bonds will be required for this project.

END OF SECTION 00 6200

Attachment H



CORNERSTONE

W6484 Design Drive
Greenville, WI 54942
920.749.2840

ADDENDUM NO. 1

For Project: Pima County Adult Detention Complex, Security Electronics Upgrade
1270 W Silverlake RD
Tucson, AZ 85713

CMAR: Cornerstone Detention
Products Inc

This Addendum is added to and shall become a part of the Contract Documents dated November 17, 2021. Bidders shall acknowledge receipt of this Addendum in their Bid Form. Failure to comply may result in rejection of the Bid.

**NOTE: THE BID DATE HAS NOT BEEN CHANGED.
THE BID TIME HAS NOT BEEN CHANGED.**

**THE BID DATE IS: December 10, 2021
THE BID TIME IS: 11:00 AM (CST)**

CHANGES TO THE PROJECT MANUAL:

None

CHANGES TO THE DRAWINGS:

None

CHANGES TO THE BID DOCUMENT:

Remove Base Bids 2-12 and combine as a single Base Bid.
Revised Bid Form attached

END OF ADDENDUM NO. 1

Attachment I



CORNERSTONE

W6484 Design Drive
Greenville, WI 54942
920.749.2840

ADDENDUM NO. 2

For Project: Pima County Adult Detention Complex, Security Electronics Upgrade
1270 W Silverlake RD
Tucson, AZ 85713

CMAR: Cornerstone Detention
Products Inc

This Addendum is added to and shall become a part of the Contract Documents dated November 17, 2021. Bidders shall acknowledge receipt of this Addendum in their Bid Form. Failure to comply may result in rejection of the Bid.

**NOTE: THE BID DATE HAS BEEN CHANGED.
THE BID TIME HAS NOT BEEN CHANGED.**

**THE BID DATE IS: December 29, 2021
THE BID TIME IS: 02:00 PM (CST)**

CHANGES TO THE PROJECT MANUAL:

None

CHANGES TO THE DRAWINGS:

None

CHANGES TO THE BID DOCUMENT:

Date of Bid is December 29, 2021 at 2:00 PM (CST)

Site Visitation:

A 2nd pre-bid tour of the site and conference for all interested Contractors and Subcontractors will be held at 08:00 AM local time on December 14, 2021, at the Pima County Adult Detention Complex lobby.

END OF ADDENDUM NO. 2

Attachment J



CORNERSTONE

W6484 Design Drive
Greenville, WI 54942
920.749.2840

ADDENDUM NO. 3

For Project: Pima County Adult Detention Complex, Security Electronics Upgrade
1270 W Silverlake RD
Tucson, AZ 85713

CMAR: Cornerstone Detention
Products Inc

This Addendum is added to and shall become a part of the Contract Documents dated November 17, 2021. Bidders shall acknowledge receipt of this Addendum in their Bid Form. Failure to comply may result in rejection of the Bid.

**NOTE: THE BID DATE HAS BEEN CHANGED.
THE BID TIME HAS CHANGED.**

**THE BID DATE IS: December 29, 2021
THE BID TIME IS: 06:00 PM (CST)**

CHANGES TO THE PROJECT MANUAL:

None

CHANGES TO THE DRAWINGS:

None

CHANGES TO THE BID DOCUMENT:

Date of Bid is December 29, 2021 at 6:00 PM (CST)

END OF ADDENDUM NO. 2

Attachment K

Pima County Adult Detention Complex,
Security Electronics Upgrade

Division 00
November 24, 2021

SECTION 00 4113 - BID FORM

To: Cornerstone Detention Products Inc
Attn: Jeff Paulik
W6484 Delivery Drive
Greenville, WI 54942

Project: Pima County Adult Detention Complex Security Electronics Upgrade
1270 W Silverlake RD
Tucson, AZ 85713

Date: 12/29/2021

Submitted By: Faith Technologies, Inc.
(Firm Name)

(Contact Name) Luke Peterson

(Full Address) 201 Main Street

Menasha, WI 54952

(Tel. No.) 602-790-4285

1.1 PROPOSAL

The undersigned, having carefully examined the site, local, and all conditions affecting the Work, the Drawings and Specifications, Addenda and Information to Bidders (referred to herein collectively as the Contract Documents) hereby agrees to enter into a Lump Sum Contract in accordance with the Contract Documents to furnish all labor, materials, equipment, and other items of expense necessary to perform and complete the Work enumerated hereinafter for the total sum set forth.

BASE BID #1 Security Electronics Upgrade per plans named 20211029 – SE Upgrade

The Lump Sum of

THREE MILLION SEVEN HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED SIX DOLLARS

Dollars \$

(dollar value written out)

3,755,506.00

BASE BID #2 Removal of Nurse call, Intercom, Man-Down, RFID Inmate Tracking, Electric Key-switch, and abandoned security electronics Devices, associated headend designated for removal, and removal of all associated wiring:

The Lump Sum of

TWO HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED NINETY-TWO DOLLARS

Dollars \$

(dollar value written out)

231,592.00

Attachment K

Pima County Adult Detention Complex,
Security Electronics Upgrade
1.2 ACCEPTANCE

Division 00
November 24, 2021

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

If this bid is accepted by the CMAR within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of acceptance of this bid.
- Furnish the required bonds within fifteen (15) days of receipt of acceptance of this bid.

1.5 CONTRACT TIME

The undersigned hereby affirms and agrees, if awarded a contract, to begin work immediately upon receipt of Notice to Proceed and to substantially complete the Work within 730 days from Notice to Proceed

1.6 ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addenda <u> 1 </u>	Addenda <u> 2 </u>	Addenda <u> 3 </u>	Addenda <u> </u>
Date <u> </u>	Date <u> </u>	Date <u> </u>	Date <u> </u>

1.7 BID FORM SIGNATURES

The Corporate Seal of
Faith Technologies, Inc.

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

Luke A. Peterson

(Authorized signing officer Signature)

(Seal)

Vice President

(Authorized signing officer Title)

(Seal)

If the bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF SECTION 00 4120

Attachment L



FAITH TECHNOLOGIES
INCORPORATED

March 2, 2022

Jeff Paulik
W6484 Delivery Drive
Greenville, WI 54942

Re: Pima County Adult Detention Complex Security Electronics Upgrade Value Engineering Deducts

Dear Jeff:

We propose a total of THREE HUNDRED SIXTY-FOUR THOUSAND DOLLARS (\$364,000) in Value Engineering Deducts for the referenced project. These deducts are detailed below.

Value Engineered Deducts:

Material Contingency – Faith	\$42,000.00
3D As Built Drawings	\$50,000.00
Remove Trenching to Commissary	\$25,500.00
Remove Staff parking Cameras	\$25,500.00
Remove rear site fence cameras	\$25,500.00
Remove Future gate I/O	\$25,500.00
Schedule – 2 less months onsite	\$120,000.00
Faith cost reduction	\$50,000.00

Please contact me with any questions.

Sincerely,

Luke Peterson

Luke Peterson, P.E.
Vice President, Operational

ARIZONA STATUTORY PERFORMANCE BOND
PURSUANT TO TITLE 34, ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Contract amount)

Bond No. SUR0070495

KNOW ALL MEN BY THESE PRESENTS THAT:

Cornerstone Detention Products, Inc.

(hereinafter "Principal"), as Principal, and Argonaut Insurance Company

(hereinafter "Surety"), a corporation organized and existing under the laws of the State of Illinois with its principal office in the City of San Antonio, holding a certificate of authority to transact surety business in Arizona issued by the Director of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto Pima County, Arizona (hereinafter "Obligee") in the amount of **\$12,331,512.43 (^*)** for the payment whereof, Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

*Twelve Million Three Hundred Thirty One Thousand Five Hundred Twelve and 43/100 Dollars

WHEREAS, the Principal has entered into a certain written contract with the Obligee, dated the 2nd of **March, 2021** for:

Pima County Adult Detention Complex – Security Electronics Replacement (XADSEC)

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH, that if the Principal faithfully performs and fulfills all of the undertakings, covenants, terms, conditions and agreements of the contract during the original term of the contract and any extension of the contract, with or without notice to the Surety, and during the life of any guaranty required under the contract, and also performs and fulfills all of the undertakings, covenants, terms, conditions and agreements of all duly authorized modifications of the contract that may hereafter be made, notice of which modifications to the Surety being hereby waived, the above obligation is void. Otherwise it remains in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copies at length in this Contract.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the court.

Witness our hands this 4th day of February, 2022.

Witness our hands this 4th day of February, 2022.

Cornerstone Detention Products, Inc.
Principal

By: 

Argonaut Insurance Company
Surety

By: 

Jeffrey M. Wilson, Attorney-in-Fact

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Mark W. Edwards II, Robert R. Freel, Alisa B. Ferris, Jeffrey M. Wilson, Robert M. Verdin, Richard H. Mitchell, Anna Childress

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



by:

Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. MEEKS

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 4th day of February, 2022.



Austin W. King

Austin W. King, Secretary

ARIZONA STATUTORY PAYMENT BOND
PURSUANT TO TITLE 34, ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Contract amount)

Bond No. SUR0070495

KNOW ALL MEN BY THESE PRESENTS THAT:

Cornerstone Detention Products, Inc.

(hereinafter "Principal"), as Principal, and Argonaut Insurance Company

(hereinafter "Surety"), a corporation organized and existing under the laws of the State of Illinois, with its principal office in the City of San Antonio, holding a certificate of authority to transact surety business in Arizona issued by the Director of Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto Pima County (hereinafter "Obligee") in the amount of **\$12,331,512.43 (^*)**, for the payment whereof, Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

*Twelve Million Three Hundred Thirty One Thousand Five Hundred Twelve and 43/100 Dollars

WHEREAS, the Principal has entered into a certain written contract with the Obligee, dated the, 2nd of March, 2021 for:

Pima County Adult Detention Complex – Security Electronics Replacement (XADSEC)

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH, that if the Principal promptly pays all monies due to all persons supplying labor or materials to the Principal or the Principal's subcontractors in the prosecution of the work provided for in the contract, this obligation is void. Otherwise it remains in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Contract.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge in the court.

Witness our hands this 4th day of February, 20 22.

Cornerstone Detention Products, Inc.
Principal

By: 

Argonaut Insurance Company
Surety

By: 

Jeffrey M. Wilson, Attorney-in-Fact

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Mark W. Edwards II, Robert R. Freel, Alisa B. Ferris, Jeffrey M. Wilson, Robert M. Verdin, Richard H. Mitchell, Anna Childress

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.



by:

Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 4th day of February, 2022.



Austin W. King

Austin W. King, Secretary

DECREASE RIDER

To be attached to and form part of Bond Number SUR0070495 effective

02/04/2022 issued by the Argonaut Insurance Company

in the amount of Twelve Million Three Hundred Thirty-one Thousand Five Hundred Twelve Dollars And Forty-three Cents DOLLARS (\$ 12,331,512.43),

on behalf of Cornerstone Detention Products, Inc.,

as Principal and in favor of Pima County, Arizona,

as Obligee.

Now therefore, it is agreed that:

We, Argonaut Insurance Company,

Surety on the above bond, hereby stipulate and agree that from and after the effective date of this Stipulation, the Penalty of said Bond shall be decreased

FROM:	Twelve Million Three Hundred Thirty One Thousand Five Hundred Twelve and 43/100 Dollars	(\$ 12,331,512.43)
TO:	Ten Million Seven Hundred Twenty Six Thousand Two Hundred Thirty Eight and 08/100 Dollars	(\$ 10,726,238.08)

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 17th Day of March, 2022.

Signed, Sealed and Dated this 17th Day of March, 2022.

Cornerstone Detention Products, Inc.

(Principal)

By: 

Argonaut Insurance Company

(Surety)

By: 

Jeffrey M. Wilson

Attorney-In-Fact

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Mark W. Edwards II, Robert R. Freel, Alisa B. Ferris, Jeffrey M. Wilson, Robert M. Verdin, Richard H. Mitchell, Anna Childress

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



by:

Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 17th day of March, 2022.



Austin W. King

Austin W. King, Secretary



EVIDENCE OF PROPERTY INSURANCE

LQ3C5RKG

DATE (MM/DD/YYYY)
03/18/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY McGriff Insurance Services, Inc. P.O. Box 10265 Birmingham, AL 35202 Lindsay Tidmore	PHONE (A/C, No, Ext): 800-476-2211	COMPANY XL Specialty Insurance Company Builders' Risk and Installation Floater
FAX (A/C, No):	E-MAIL ADDRESS: ltidmore@mcgriff.com	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #:		
INSURED Cornerstone Detention Products, Inc. 20871 Sandy Road Tanner, AL 35671	LOAN NUMBER	POLICY NUMBER UM00077275MA21A
	EFFECTIVE DATE 06/30/2021	EXPIRATION DATE 06/30/2022
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION

Project: Pima County Adult Detention Complex

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
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COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Covered Property	2,000,000	2,500
Property in Transit	1,000,000	
Temporary Storage	2,000,000	
Flood - Annual Aggregate	1,000,000	25,000 per occ
Earthquake - Annual Aggregate	1,000,000	25,000 per occ
Valuation - Replacement Cost		

*Flood Zones A, D or V or any subdesignation thereof are excluded
*Earthquakes in Pacific Northwest, AK, CA, HI, PR and Canada are excluded

REMARKS (Including Special Conditions)

Pima County, Arizona is included as a Loss Payee under Builders' Risk coverage as required by written contract.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Pima County, Arizona 150 W. Congress Street, 5th Floor Tucson, AZ 85701	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	MORTGAGEE		
	LOAN #		
	AUTHORIZED REPRESENTATIVE		