Title of Bid: Justice Center Cell Door Replacement

Dept.: Facilities Management
Contact Person: Christine Ramsdell
Ext.: 7339

Description (product/service, justification and use):

During the COVID Pandemic, it was determined that the correctional staff were at risk of contracting COVID-19 should an inmate become infected due to the current configuration of the cell doors. These doors require the officer to open fully and be near an inmate to provide food, medication or other services since the doors do not have a pass-through slots or "wickets". As a result correctional staff have a greater potential to become infected by an inmate, which would increase the risk of spreading disease throughout the correctional facility. There are over 300 doors in the corrections housing units that could benefit from door replacement or modification to accommodate the pass-through slots that will help prevent the spread of infections/diseases.

The proposed solution utilizes a combination of replacing existing doors that do not meet minimum requirements, and modifying existing doors that currently have a half-light security window. Any existing wickets would need to be replaced with a new wicket to allow the use of an anti-splash system unit (pass/box). Each housing unit would be supplied with 2 of these mobile anti-splash system units. Included in this price, each door's lock assembly would receive cleaning and greasing to extend the life of the mechanisms.

The value of this work was part of the overall Corrections project that is required to provide a safe environment to contain the spread of COVID-19 as presented to Council on May 7, 2020. The very tight time line of this effort required that we separate the work to replace the cell doors from the larger effort relocating booking. Providing negative air units and other design elements of the proposed project. The portion of this work was initially budgeted to be $2,000,000 and this work provides the required changes for slightly less that the budget. The work is anticipated to take 15-19 weeks.

Award to: Cornerstone Detention Products
Location: 2391 NE Loop 410, Suite 208, San Antonio, TX

Price: $1,977,883.00

Bid opening held on: 5/20/2020
Opened by: Chris Slagle, Landmark

If bid was not awarded to lowest bidder, please explain:

If paying for with grant funds, please indicate (1) grant name, (2) total grant amount, (3) what portion of purchase is being paid for by a grant, and (4) when grant period ends as applicable:
FORMAL BID – REQUEST FOR APPROVAL

Additional Bids Received

The following additional bids were received:

Vendor: Pauly Jail Building Company
Location: 2600 Nebraska Ave, St. Louis, MO
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: H&G Sales
Location: 11635 Lackland Rd, St. Louis, MO
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: Zumwalt Corporation
Location: 1617 Lafayette Ave, St. Louis, MO
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: __________________________
Location: __________________________
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: __________________________
Location: __________________________
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: __________________________
Location: __________________________
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: __________________________
Location: __________________________
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

Vendor: __________________________
Location: __________________________
Meets all specifications: ☐ Yes ☑ No
Price: __________________________

For each vendor that doesn't meet specifications, please explain why:

Vendor: Vendor did not respond with a bid proposal

Vendor: __________________________

☐ Sole source justification memos from (1) dept. and (2) vendor attached.

Department Director/Elected Official must sign the request prior to routing to the Purchasing Manager.

Department Director/Elected Official Signature __________________________

Date: 5/21/2020

Approval or Concurrence of Director of Finance __________________________

Date: 5/22/20

BELOW ONLY TO BE COMPLETED FOR BIDS AT LEAST $15,000 AND LESS THAN $50,000. See instructions at the top of pg. 1.

Director of Administration Signature __________________________

Date: __________________________
TO:   Members of the County Council
      Steve Ehlmann, County Executive
CC:   Donna Vogt, Executive Assistant to the County Council
      Joann Leykam, Director of Administration
      John Greifzu, Assistant Director of Administration
      John Watson, County Counselor
FROM: Christine Ramsdell, Director of Facilities Management
DATE: May 22, 2020
SUBJECT: Modify the Adult Detention Center to Reduce the Spread of COVID-19

During the COVID Pandemic, it was determined that the correctional staff were at risk of contracting COVID-19 should an inmate become infected due to the current configuration of the cell doors. These doors require the officer to open fully and be near an inmate to provide food, medication or other services since the doors do not have a pass-through slots or "wickets". As a result, correctional staff have a greater potential to become infected by an inmate, which would increase the risk of spreading disease throughout the correctional facility. There are over 300 doors in the corrections housing units that could benefit from door replacement or modification to accommodate the pass-through slots that will help prevent the spread of infections/diseases.

The County reached out to four companies who specialize in correctional doors fabrication, service and installation. The timeline for the completion of the work is very tight and must be completed by December 30, 2020. Of the four companies we reached out to, only one company can meet the critical timeline.

The proposed solution utilizes a combination of replacing 168 existing doors that do not meet minimum requirements and modifying 138 existing doors that currently have a half-light security window. Any existing wickets would need to be replaced with a new wicket to allow the use of an anti-splash system unit (pass/box) which eliminates the ability to transmit infectious diseases. Each housing unit would be supplied with 2 of these mobile anti-splash system units. Included in this price, each door's lock assembly and hinges would receive cleaning and greasing to extend the life of the mechanisms.

The value of this work was part of the overall Corrections project that is required to provide a safe environment to contain the spread of COVID-19 as presented to Council on May 7, 2020. The very tight timeline of this effort required that we separate the work to replace the cell doors from the larger construction effort. The portion of this work was initially budgeted at $2,000,000 and this work came in slightly less that the budget. The work is anticipated to take 15-19 weeks.
May 19, 2020

Landmark Contract Management, Inc
Attn: Chris Slagle
1749 Larkin Williams Road
St Louis, MO 63026

RE:  St Charles Adult Detention Center
     St Charles, MO

Cornerstone Detention Products is pleased to offer this proposal for the above referenced project as follows:

Plans & Specifications by:  Door Counts Received May 14, 2020
Dated: Plans from GGA dated April 4, 2016

**Furnish and install:**

Remove Existing Swing Door (See Schedule and Plans)
Replace with Security Hollow Metal Swing Door, including
    Half Lite Security Hollow Metal Door
    Secure Glazing
    Anti-Splash System Unit (Food Pass/Box Mounting Device)
    Anti-Splash System Clear Lexan Box (2 per dayroom-28 Total)

Remove Existing Sliding Door (See Schedule and Plans)
Replace with Security Hollow Metal Slide Door, including
    Half Lite Security Hollow Metal Door
    Secure Glazing
    Anti-Splash System Unit (Food Pass/Box Mounting Device)
    Anti-Splash System Clear Lexan Box (2 per dayroom- 6 Total)

Assumptions:
    Existing Door Lock, DPS and Hinges to remain (See add option for service of locks and sliders)
Project-specific Inclusions:
1. Prevailing Wage Rates
2. Site assessment

Project-specific Exclusions:
1. Security lock and hardware (we are reusing existing)
2. Finish paint and painting
3. Security hollow metal frames
4. Taxes
5. Performance and payment bond (if required add 1.25 % to our bid amount)
6. Electronic Security devices and wiring

Scheduling Requirements:
1. Submittal lead time for security hollow metal and glass is 5 weeks from receipt of a letter of intent and all other information required to begin engineering in the most expedient fashion.
2. Security hollow metal door delivery lead time is 10-14 weeks from receipt of all submittals listed in #1 above, approved or approved-as-noted – without any open RFI’s or change proposals.
Pricing:

Base Bid: $2,108,000.00

Alternate #1: (See Schedule) (DEDUCT) -$118,865.00
To re-use existing half lite SWING door with food pass found at 1st floor (Unit K and L) and at 2nd floor (Unit M, N, O and P). The existing Security Hollow Metal Door and Security Glass will not be replaced. The existing food pass will be removed and the new Anti-Splash Unit will be furnished and installed.

Alternate #2: (See Schedule) (DEDUCT) -$135,170.00
To re-use existing half lite SLIDER door with food pass found on 3rd floor (Unit H, I & J). Existing Security Hollow Metal Door and Security Glazing will not be replaced. The existing food pass will be removed and the new Anti-Splash Unit will be furnished and installed.

Alternate #3: (ADD) $99,500.00
To clean, adjust and lubricate the existing Swing Door Locks and Sliding Door Device Mechanisms.

Alternate #4: (ADD) $2,195.00 each
To add an additional Anti-Splash System Clear Lexan Box.

All prices are subject to Cornerstone’s Standard Inclusions, Exclusion, Terms, & Conditions (attached).

We appreciate the opportunity of submitting the above proposal. Should you have any questions or comments concerning our proposal, please do not hesitate to call.

Sincerely,
Cornerstone Detention Products, Inc.

David Tidwell
Vice-President of Business Development
2391 NE Loop 410, Suite 208
San Antonio, Texas 78217
Standard Inclusions:
1. Proper engineering documents for submittal, installation and operation and maintenance
2. Field measurements and verifications for Cornerstone’s scope of work only.
3. Sales and use taxes as applicable to the project and Cornerstone’s scope of work
4. Termination of wiring for electric locks, locking devices, strikes and door position switches as controlled by our scope of work only. (ESS)
5. The necessary torx-pin security screws for our materials only

Standard Exclusions:
1. Power relays for other systems (i.e. HVAC, Electrical, etc.)
2. All main electrical supply AC power, per division 16, including power to security and detention equipment
3. Temporary power and lighting for final testing of equipment
4. Fire labels on doors and frames where field installation, hardware, and/or glass prevents U.L. labeling. However, doors and frames will be manufactured to U.L. construction standards with documentation provided.
5. Security caulking and sealants
6. Caulking not required as a part of glass installation
7. Field finish painting or touch-up of prime paint
8. Final Cleaning
9. Trash debris container and its removal
10. Anchors, screws, fasteners, etc., including security type, not directly required by our installation scope of work
11. The protection of materials furnished by our company once they have been installed in place
12. Field measurements of any kind
13. Furnishing or installing louvered of any kind
14. Furnishing or installing aluminum windows and storefronts of any kind, including hardware
15. Demolition work, patching or repairing of existing structures and removal, relocation or re-installation of any existing materials
16. Cutting or patching of concrete or masonry materials
17. Furnishing or installing any standard/commercial type access doors and frame
18. Any chain link fencing material and associated supporting materials or hardware
19. Core drilling of any kind
20. Flashing or counter flashing of any kind
21. Roll up doors, or counter shutters
22. Repairs to frames installed by others

Standard Terms & Conditions:
1. Allowing Cornerstone to commence work or preparation for work will constitute acceptance by Customer of this bid proposal. Cornerstone and Customer will execute a ConsensusDOCS 750 subcontract form to memorialize their agreement, supplemented and modified only as provided by this bid proposal which shall be incorporated by reference into the final subcontract. In the event of any conflict between the terms of this bid proposal and any other documents stating terms of the final subcontract, this bid proposal shall govern.
2. A change in the price of an item of material of more than 5% between the date of this bid proposal and the date of installation shall warrant an equitable adjustment in the subcontract price.
3. Cornerstone will not be required to name additional insureds to its general liability, excess liability, or automobile insurance policies, nor to waive subrogation for claims covered by workers’ compensation or commercial general liability insurance. Cornerstone shall maintain insurance with coverage and limits only as provided by Cornerstone’s existing insurance program evidenced by its certificate of insurance available request.
4. Cornerstone’s Schedule of Values shall be used to determine progress payments. All sums not paid for when due shall bear interest at the rate of 1 1/2% per month from due date until paid or the maximum legal rate permitted by law whichever is less; and all costs of collection, including reasonable attorney fees, shall be paid by Customer. The proper venue to resolve the disputes arising under the subcontract shall be the place where the project is located, and the laws of said place shall govern all such disputes arising out of the subcontract.
5. Any retainage withheld from progress payments to Cornerstone shall not exceed the lesser of the retainage terms set forth in (1) the contractor’s agreement with the owner, or (2) the statutes of the state in which the work is being performed.
6. Cornerstone shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the subcontract. All deliveries and work performed shall be in accordance with a mutually agreed to project schedule and subsequent mutually agreed to updates. Cornerstone shall be entitled to adjustments of time and price where occasioned by any cause of any kind and extent beyond Cornerstone’s control, including but not limited to: delays caused by Customer, the owner, the general contractor, architect and/or engineers; armed conflict or economic dislocation resulting there from; embargoes, shortages of labor, raw materials production facilities or transportation; labor difficulties; civil disorders of any kind; action of civil or military authorities; vendor priorities and allocations; fires, floods, accidents and acts of God. Should work be delayed by any of the aforementioned causes for a period exceeding ninety (90) days. Cornerstone shall be entitled to terminate the subcontract. Cornerstone change proposals must be processed in not more than 30 calendar days or as otherwise indicated on the change proposal.
7. The performance of this proposal may be affected by unavailability of limited ability or inability to obtain, labor or materials by reason of acts of any governmental body which disrupts, slows or affects the supply or availability of labor or materials, including but not limited to those arising or resulting from the spread of, or efforts to contain the spread of, illness on a global, national, state or local level or any other Acts of God or forces majeure, for which Cornerstone will not be liable and shall receive excusable delays under any agreement to perform the work.
8. The express warranties set forth in the subcontract documents are provided in lieu of all other warranties, expressed or implied, and the warranties of merchantability and fitness for a particular purpose are hereby disclaimed by Cornerstone. Cornerstone is not responsible for special, incidental, or consequential damages. Cornerstone is not responsible for damage to its work by other parties, and any repair work necessitated by such damage is extra work. All materials shall be furnished in accordance with the respective industry tolerance of color, variation, thickness, size, finish, and texture and performance standards. Cornerstone must receive all warranty claims not more than one (1) year after completion of Cornerstone’s work, and Cornerstone must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.
9. Except as specifically required by the work and specifications included in this bid proposal, Customer shall furnish all temporary site facilities, including site access, storage space, hoisting facilities, guard rails, covers for floor, roof and wall openings, security, parking, safety orientation, break and lunch facilities, toilet and wash facilities, drinking water and other water facilities, electrical service, telecommunication service, lighting, heat, weather protection, fire protection, and trash and recycling services.
10. To the extent that performance and payment bonds are included in this bid proposal or in the case that it is added by change order, the bond forms must be the AGC 606 (2004) and AGC 607 (2004) published by the Associated General Contractors of America, or substantially equivalent to the A312-1984 published by the American Institute of Architects.
11. Cornerstone will not provide any credits for enrollment in an owner- or contractor-controlled insurance program. No calculation of credits by wrap-up administrator shall be binding on Cornerstone.
12. Lien waivers and/or claim(s) shall not apply to any retainage withheld, shall not apply to unbilled changes, to claims which have been asserted in writing or which have not yet become known to Cornerstone; shall be conditional upon receipt of funds to Cornerstone’s account.
13. Proposal is based entirely on materials considered to be the standard products of Cornerstone Detention Products, Inc.
14. Cornerstone will not be required to indemnify other parties, including but not limited to, the general contractor, construction manager, architect, and owner, for incurrences that are not the sole responsibility of Cornerstone Detention Products, Inc. or that may violate statutory law in the state of the project.
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