



ADDENDUM # 1

TO ALL BIDDERS:

This Addendum modifies and shall become a part of the original Contract Specifications and is hereby made a part of the Bidding Documents for the referenced project.

All Bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed in writing via email to Kevin Arnold, karnold@dmha.org

Item #1

Under RFQ 545-19 The specification section has changed. See the attachment.

Item #2

Under RFQ 545-19 The due date has changed to June 7, 2023 by 10:00 AM.

END OF ADDENDUM #1

Posted on www.gdpm.org on Friday, May 26, 2023

Greater Dayton Premier Management (GDPM) is petitioning a qualified company to design, build and install an independent modular access control system. This request is for the control 1 entry door. The system shall accommodate magnetic strip as well as proximity style cards.

Project Address:

Hallmark Apartments

714 Plymouth Ave. Dayton Ohio 45406

The access system shall be capable of providing access control for authorized entry of residents and GDPM staff as directed, and allocated, by GDPM management. The access control system shall follow all entry activity in 'real-time' tracking. The system shall also have the following features as a minimum - event viewer, event archiving, time zoning, assignable access groups, assignable access levels, operator interfacing, alarm handling, over-rides, personnel identification numbers, operator privilege levels, various reporting modes, operator "on-line" assistance, query of system status, back-up, restoration and 'on-line' maintenance. The system shall be wireless or cellular and will facilitate the opening of building entry door from the tenant's phone.

The contractor shall supply the following:

- A telephone entry system by Kantech, Viking Ip system, Doorking or equal.
- The system shall have two-way communication from the lobby of the building to the tenant telephone number or apartment dwelling unit.
- The system shall be capable of opening the building entry door from the resident dwelling unit or telephone.
- The system shall be upgradable should the owner decide to add additional entry doors to the system.
- The contractor shall install the hardware on the entry door that will operate and will be compatible with the system that shall be installed.

The contractor shall supply a Windows computer, Dell XPS Desktop or equal with the following minimal specifications:

- Operating System Windows 11 Home, English
- Processor 12th Gen Intel® Core™ i7-12700
- Memory 16 GB, 2 x 8 GB, DDR5, 4400 MHz; up to 128 GB
- Hard Drive, 1 terabyte PCIe M.2 Class 40 SSD
- Wireless Wi-Fi 6 1675 (2x2) 802.11ax Wireless and Bluetooth 5.2
- Keyboard and Mouse (Standard)

The contractor shall supply a Dell 24 inch - P2423D computer monitor or equal with the following minimal specifications:

- Display type 4-K LED-backlit LCD monitor / TFT active matrix
- Aspect Ratio 16:9
- Native Resolution 3840 x 2160
- Refresh rate 60 Hz.
- Supply HDMI cable

Software, cabling and such to support this request are the responsibility of this contractor. All software, support and programming shall be provided as a portion of this bid. Three hundred (300) compatible HID proximity cards or key fobs shall be provided as part of the scope of work.

HID proximity readers shall be wall mount design and be of the 'short read range' of approximately 3.75". Where wall mount devices have physical conflicts or limitations, the use of mullion mount readers of the similar specification may be used. All readers shall be fully compatible with the proposed system. Furnish 2% spare, minimum quantity of one (1), of each type used at each facility address. All new readers shall be IP rated for the environment of which they are intended. An integral system battery back-up shall be furnished and have minimum system support time of 4 hours.

The installation of the system shall cover 1 door 714 Plymouth. Locks and door strikes shall be Hess or equal and be fully compatible with system. Field verification of each application is the bidding contractors' responsibility. Furnish and install all mounting hardware, relays, transformers, power supplies and such as required for system operation and reliability. All hardware shall be installed in the security office.

Wall and ceiling surfaces disturbed during the installations shall be restored to their original conditions in 'like kind'- materials, textures, finishes, etc. All conduits and raceways shall be concealed unless prior approval has been granted to run on wall surfaces. Where runs are exposed, all runs shall be 'true' to building lines and 'painted out' as to not be obvious. (Re-use of existing conduits and related components is acceptable.)

Fireproofing shall be applied at any disruptions to the integrity of surfaces that are a portion of a fire barrier system – firewalls, soffits, enclosures, floor penetrations, etc.

All door locks, card readers, computers, hardware, monitors, wiring, conduits, raceways, software, permits, inspection fees and such to present a fully operation system to Greater Dayton Premier Management are the responsibility of the contractor. The system shall interconnect with all emergency and exit devices as they relate to current code

System programming of the system shall include system configuration parameters (hardware, software, door locations or numbers and communication parameters). Programming operational parameters shall include unlock/locking times, events, door shunt times and communication failure/restore times. Other programming tasks may be requested by GDPM and shall be coordinated between the GDPM and the contractor.

System training covering general operation, use of hardware, system features, program manipulation and such of the installed system as it relates to each property shall be provided. The contractor shall include up to 90 minutes for this training. The contractor shall certify in writing and schedule a commissioning 'walk-through'. The contractor shall supply all tools and personnel to conduct an efficient commissioning process.

The contractors' proposal shall furnish one (1) full year of warranty on all work, parts and labor upon acceptance by GDPM. Parts for this system shall be readily available and locally stocked for quick replacement and 'turn-around'. A copy of the manufacturer's warranty shall be submitted with the contractor's bid packet.

Systems such as Quintron, Hirsch Electronics, Kantech, Viking Ip system, Doorking and PCSC, or equal, shall be the basis of consideration. The bidding contractor shall furnish within their bid packet documentation of the products and equipment being proposed for use in achieving the fulfillment of this request. Also, provide a summary of the proposed system capabilities and operational characteristics as they relate to the accessibilities of the listed GDPM facilities. The design submitted to GDPM shall be 'approved' in writing prior proceeding with any installation of devices, hardware, computers, software or of any sort.

Upon completion, the contractor shall furnish a "D" 3-ring binder illustrating the products and devices in the system. The information shall document part numbers, voltages (as applicable), colors and any other pertinent details necessary for maintenance. Also, furnish two (2) CD's of the same compiled information. Present this request to the GDPM Project Manager.

Questions and site visits shall be arranged by contacting Kevin Arnold, who will superintend this project. He may be contacted at 937-910-7637 or karnold@dmha.org