

FACILITIES MANAGEMENT REQUEST FOR PROPOSALS

Addendum No. 2

Issued December 5, 2025

This is an addendum to the Facilities Management Request for Proposals (RFP) offered by the North Carolina Turnpike Authority.

Prospective Respondents: You are hereby notified of the following information in regard to the referenced RFP:

- Section A - Official log of Proposers' questions and NCTA's responses
- Section B – Official revisions to the Facilities Management RFP

All other terms, conditions and requirements of the original RFP dated October 22, 2025, remain unchanged unless modified by this Addendum.

Section A: Official Log of Proposers' questions and NCTA's responses

Below are the answers to questions submitted in response to the above referenced RFP.

Note: The below list includes all formal questions received after Addendum 01 was issued on 11/7/25.

#	Page	Section	Section Description	Proposer Question	NCTA Response
Answered per Addendum I					
5.	III-14	3.4.1.3	CEMS	As a CEMS is normally a capital asset owned and operated by the DOT or specialty provider, can you please clarify if this system is already in place or if the requirement is for the FM Contractor to manage the provider or to provide the system.	The CEMS will be procured and maintained by the Contractor.
6.	III-15	3.5.	Access Control and Security Monitoring System	An ACSMS is normally a capital asset owned and operated by the DOT or a specialty IT provider. Please clarify if this system is already in place and if it is the responsibility of the FM Contractor to manage the provider or to provide the system.	The ACSMS will be procured and maintained by the Contractor.
7.	III-16	3.6.	Toll Vault Weather Monitoring System	A WMS is normally a capital asset owned and operated by the DOT or a specialty IT provider. Please clarify if this system is already in place and if it is the responsibility of the FM Contractor to manage the provider or to provide the system.	The WMS will be procured and maintained by the Contractor.
8.	III-14, 15, 16	3.4; 3.5; and 3.6	CEMS; ACSMS; and WMS	If the referenced systems are currently provided by a specialty IT provider, please share with us the names and contact information for these vendors.	The CEMS, ACSMS, and WMS will be procured and maintained by the Contractor.
9.	N/A	N/A	Previous Awarded Amount	Could you please share the last awarded contract amount and the current facilities management vendor for this scope of work?	<p>Currently, NCTA does not have a facilities management vendor. The facility management scope of work has been handled either by an NCTA employee or as part of a larger multi-discipline contract.</p> <p>The facility management scope of work has been included in the following 3 NCTA contracts: NCQP & NC Ferry Customer Service</p>

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
					Ops, Monroe Expressway , and Triangle Expressway & Complete 540 .
10	III-14	3.4.1.3, 3.5, 3.6	ACSMS, CEMS, WMS	Who do you currently use to provide these monitoring systems?	ACSMS and CEMS is currently provided by the respective incumbent vendors.
11	III-14	3.4.1.3, 3.5, 3.6	ACSMS, CEMS, WMS	Would it be possible to schedule a site visit or virtual walkthrough of one of the toll vault locations? A firsthand look at the vault layout, existing infrastructure, and access points would help us provide a more accurate and detailed quote for the ACSMS installation and related systems.	A Virtual Site Tours Meeting was held on November 19, 2025, which walked through the toll vaults. A copy of the meeting presentation can be found on the NCTA website (linked below) under the tab 'Other Documents'. https://connect.ncdot.gov/business/Turnpike/Pages/FacilitiesMgmtRFP.aspx
12	III-14	3.4.1.3, 3.5, 3.6	ACSMS, CEMS, WMS	Would it be possible to obtain a drawing or schematic of the toll vaults, including layout and equipment placement? Having a visual reference would help us better understand the site configuration and develop a more accurate implementation plan and cost estimate.	Per this Addendum 02, a new attachment has been added titled Attachment 6: Current AET Standard Drawings – Toll Vaults . This attachment includes NCTA standard drawings for Toll Vaults. <u>Note:</u> Reference the latest version of the Attachments file on the NCTA Connect Site .
13	III-13	3.4	Toll Vaults: Full-Service Maintenance for New or Re-Contracted Toll Vaults (Phase 2)	Do you have a separate RTCS vendor list?	Current RTCS vendors are: Monroe Expressway – TransCore (through 2027). Triangle Expressway – Kapsch TrafficCom (through 2030 plus 1 3-year extension).
14	III-5	2.4.2	Reports Package	Would it be possible to provide a separate bid amount specifically for the Facility Condition Assessment (FCA) portion of the scope? We have a separate company on our team that is a certified commercial property inspection firm, and	Per this Addendum 02, Exhibit B: Pricing Forms & Instructions has been updated to include an entry each year for the FCA portion of the scope.

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
				we'd like to ensure their services are itemized and priced independently from the ongoing facilities management and oversight portions of our proposal.	<u>Note</u> : Reference the latest version of the Exhibits file on the NCTA Connect Site .
15	N/A	N/A	Toll Vaults	Can you provide the physical addresses for the toll vaults?	Per this Addendum 02, Attachment 5: Toll Vault Key Inventory has been updated. <u>Note</u> : Reference the latest version of the Attachments file on the NCTA Connect Site .
16	1-3	1.1.1. NCTA Project Description & Goals	For Leased Properties with Triple Net Contracts	Will the NCTA provide a list of all repair work orders and preventative maintenance logs for the last 24 months	No.
17	1-3	1.1.1. NCTA Project Description & Goals	Existing Toll Vaults (Oversight and Vendor Management)	Will the NCTA provide the current level of satisfaction with any vendor that has an SLA and when the SLA are expiring?	No.
18	1-3	1.1.1. NCTA Project Description & Goals	Existing Toll Vaults (Oversight and Vendor Management)	If an existing vendor is failing to meet required SLA's does the contractor have the right to terminate their agreement?	Subcontractors are managed by the Contractor.
19	1-13	Table I-1: Procurement Schedule	Oral Interviews & Presentations with Shortlisted Proposers	If the NCTA plans to hold oral interviews or presentations, will they be in person or over video conference?	Most likely, NCTA will hold them in-person but these details have not been finalized.
20	III-14 & III-15 & III-16	3.4.1.3. & 3.5 & 3.6	Critical Environmental Monitoring System (CEMS), Access Control and Security	Is the NCTA wanting CEMS, ACSMS, and WMS separate operating systems, or integrated into one system?	The CEMS, ACSMS, and WMS may be integrated into a single system or individual systems.

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
			Monitoring System (ACSMS), Toll Vault Weather Monitoring System (WMS)		
21	III-14, III-15	3.4.1.3.103.104.10 5.106	Critical Environmental Monitoring System (CEMS)	What type of HVAC equipment is on site and what is the age of the equipment? Please provide model #'s and serial #'s.	Per this Addendum 02, Attachment 5: Toll Vault Key Inventory has been updated with available information. <u>Note:</u> Reference the latest version of the Attachments file on the NCTA Connect Site .
22	III-14, III-15	3.4.1.3.103.104.10 5.106	Critical Environmental Monitoring System (CEMS)	CO and smoke detectors integrated into HVAC equipment, or stand-alone systems?	Current installed CO and smoke detectors are stand-alone at toll vaults. For the Facility Buildings, the current installed detectors are mixed. The CEMS shall be capable of communication with COTS devices.
23	III-14, III-15	3.4.1.3.103.104.10 5.106	Critical Environmental Monitoring System (CEMS)	Utility Power? Is NCTA looking for voltage delivered, phase protection, or actual amp draw of the equipment?	Per this Addendum 02, new Requirements have been added to <i>RFP Part III, Section 3.5 CEMS</i> to provide clarification. <u>Note 1:</u> The CEMS Section was previously numbered as Section 3.4.1.3, but it's been updated to be Section 3.5 per Addendum 02. <u>Note 2:</u> Reference the latest version of the RFP file on the NCTA Connect Site .
24	III-14, III-15	3.4.1.3.103.104.10 5.106	Critical Environmental Monitoring System (CEMS)	Is there a local network (LAN or Wifi) available for use by contractor? If so, what type of network security protocol? Is there a network or software engineer available to make final connections if complicated?	Yes. A LAN connection will be provided. The LAN connection will be located behind a network firewall appliance at each location. The NCTA technology provider will support this Project.

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
25	III-14, III-15	3.4.1.3.103.104.105.106	Critical Environmental Monitoring System (CEMS)	Section 3.4.1.3.103 specifies monitoring of water leaks, but it is not included in 3.4.1.3.104. Is NCTA requesting a water leak detection system be integrated? If so, for what means, i.e. water heater drain pans, bathroom floors, mechanical rooms, etc.	For context, see response to Question #23 above. Requirement #103 refers to a general system description. Minimum requirements have been detailed in Requirements #104 - #110. The reference to water leaks has been removed from Requirement #103.
26	III-15, III-16	3.5.	Access Control and Security Monitoring System (ACSMS)	Does NCTA want this system integrated with either the WMS and CEMS systems or as a separate system?	The CEMS, ACSMS, and WMS may be integrated into a single system or individual systems.
27	III-16	3.6.	Toll Vault Weather Monitoring System (WMS)	Does NCTA want this system integrated with either the ACSMS and CEMS systems or as a separate system?	The CEMS, ACSMS, and WMS may be integrated into a single system or individual systems.
28	Exhibit B Pricing Forms	D-Operations Phase 2	Row 8 Implementation	<p>Would NCTA be open to revising the pricing structure for the CEMS, ACSMS, and WMS systems to better reflect the actual implementation effort? Each of these platforms requires a fixed level of baseline configuration, integration, and mobilization regardless of the number of vaults included.</p> <p>To ensure accurate, transparent, and scalable pricing, would NCTA be amicable:</p> <p>1. A single base implementation cost This would cover initial system configuration, software setup, security provisioning, interface development, testing, and administrative onboarding applicable across all vaults. These activities are identical whether the project includes 1 vault or 100.</p>	<p>Per this Addendum 02, Exhibit B: Pricing Forms & Instructions has been revised for CEMS, ACSMS, and WMS.</p> <p><u>Note:</u> Reference the latest version of the Exhibits file on the NCTA Connect Site.</p>

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
				2. A per-vault add-on price Once the core system is deployed, each additional vault would be priced individually based on incremental hardware setup, connectivity, and field integration labor.	
29	IV-2	2.1	Content of Technical Proposals	Will NCTA allow the fonts within tables and exhibits to be 10 pt?	Yes. NCTA will allow a minimum of 10-point font size within tables and exhibits.
30	I-12	3., Table I-2	Schedule	Will NCTA please extend the proposal deadline by one week to allow for answers to questions once received on December 5 to be reviewed and considered.	NCTA is not willing to push out the procurement schedule.
31		Virtual Site Tour	Copy of Presentation	We are unable to download the video presentation from the NCTA website. Is it possible to share as a pdf file?	Several individuals have tested this, and they've successfully downloaded the presentation from the NCTA website without any issues. It's a large file so it takes 10 minutes to download. Please ensure you are using the Chrome browser.
32		Virtual Site Tour	Hours of Operation	On the call, the hours of operation for each facility was shared. Can you please provide those hours/days in writing?	NCTA Headquarters: Main Building Hours (6 AM – 6 PM M-F) NCTA Suite Hours (6 AM – 8 PM M-F) Rocky Mount NCQP Operations Center: (8:30 AM – 5:30 PM M-F, 8:30 AM – 2:30 PM Saturdays) Winston-Salem NCQP Operations Center: (8:30 AM – 5:30 PM M-F, 8:30 AM – 2:30 PM Saturdays)

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
					Monroe NCQP Storefront: (8:30 AM – 5:30 PM M-F, 8:30 AM – 2:30 PM Saturdays)
33		Attachment 4	Section A, Section C – F, Section H - I	<p>We have held multiple licenses with the state of North Carolina. During the verification of our current licensing status, we learned that the following licenses are required for the Facility Management RFP: electrician, plumber, HVAC, and roadway lighting. We believe we are uniquely qualified given our extensive experience in all these areas. With this in mind, I would like to inquire about the following:</p> <p>Will the state permit a qualified Facility Management company to obtain the necessary licenses during the first year while in the Management Phase?</p> <p>We do not see a requirement for the contractor to self-perform in the first year or thereafter. If the state's response to my first question is negative, can licensed subcontractors in North Carolina be subcontracted/utilized for this project?</p>	NCTA is seeking a qualified Facility Management company to manage the Scope of Work. Subcontractors with applicable licenses may be employed by the Contractor to satisfy the Scope of Work. Please see <i>Section 2.20.3 Participation</i> and <i>Section 2.20.4 Subcontracting in Part I: Administrative</i> of the RFP for further details.
34		2.5	Project Management, #39	Are there existing SDS binders, or do they need to be created?	There are existing binders for the facility buildings that require them.
35		N/A	N/A	Is there an Engineers estimate for the Phase 1 and Phase 2 components of the consolidated RFP?	Unable to answer this question as it does not pertain to this Project's scope of work.
36		N/A	N/A	It appears the STIP R 2829 project will overlay the FRP term of 5 plus (2) three-year options. How would the Toll Authority like the proposer to identify this additional work?	Unable to answer this question as it does not pertain to this Project's scope of work.

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
37		N/A	N/A	Is STIP considered the STIP Project R-2829?	Unable to answer this question as it does not pertain to this Project's scope of work.
38		2.6.1	General Documentation Requirements, #48	Can NCTA please provide a copy of the NCTA retention requirements?	Per this Addendum 02, Requirement #50 has been revised for added details.
39		3.2.1.1	Preventative Maintenance Program, #73	Can you please provide the location that requires Water Treatment?	Per this Addendum 02, Requirement #73 has been modified to remove 'water treatment' as it was included in error.
40		3.2.1.2	Routine Maintenance and Repairs, #78	Please explain the contractor's fiscal risk for the example where the first 5 jobs total \$9,000.00. Is this reimbursable to the contractor?	Per this Addendum 02, Requirement #77 and #78 have been revised for clarity.
41		3.2.1.2	Routine Maintenance and Repairs, #78	What happens when a job or a small number of jobs transition into the following month. How would that be handled?	See response to Question #40 above.
42		3.2.1.2	Routine Maintenance and Repairs, #82	This requirement is listed under the Tripple-Net building and is silent to snow removal in Parking Lots. Is there a requirement to plow Parking Lots?	No.
43		3.3.	Toll Vaults Oversight & Vendor Mgmt., #87	Will NCTA provide copies of all vendor SLAs for review?	Attachment 4: NCTA Toll Facility Maintenance provides SLA for Toll Vaults. There are no time bound SLAs for the buildings currently.
44		3.3	Toll Vaults Oversight & Vendor Mgmt., #89	Will NCTA share the Governance Process in place for the RTCS vendor?	NCTA will share the detailed process with the successful Proposer. Additionally, Requirement #89 has been modified to provide more detail.
45		3.4	Toll Vaults Full Service Maintenance, #91	Does the contractor have discretion to self-perform?	Yes. Requirement #91 has been modified to clarify.

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
46		3.4.1.2	Routine Maintenance and Repairs, #98	Will NCTA provide the access control and cameras system manufacture names?	Triangle Expressway uses an Amcrest (Foscam) roHD Outdoor 1080P POE Bullet IP Security Camera (Model IP2M-843EB) and the ACSMS is comprised of components from AKCP and OMRON. Monroe Expressway uses VivoTek IP816A security cameras and the ACSMS is comprised of components from HID and Adams.
47		3.4.1.2	Routine Maintenance and Repairs, #102	Is the expectation to provide snow and ice management at all Toll Vault Locations?	No.
48		3.7	Energy and Security Management, #122	Please elaborate the intention of coordinate. Who does this function interface with on the NCTA ?	Per this Addendum 02, updates have been made to the Requirements in <i>RFP Part III, Section 3.9 Energy and Security Management</i> for clarity.
49		3.7	Energy and Security Management, #120	Will an energy audit be required?	An energy audit is not required.
50		3.7	Energy and Security Management, #121	Are there existing Energy Star accounts that can be made available? What is the current Energy Star score?	No.
51		3.7	Energy and Security Management, #123	What is the existing access control system?	There are multiple systems in use between the 4 facility buildings and 2 toll road facilities. The Proposer shall provide a system that will consolidate these 6 systems.
52		3.7	Energy and Security Management, #124	Is the outsourced security vendor stationary or roving?	Per this Addendum 02, this Requirement has been removed. See updates to <i>RFP Part III, Section 3.9 Energy and Security Management</i> .
53		3.7		Is CEM and/or LEED certification required?	No.

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
54	III-14	3.1.4.3	Critical Environmental Monitoring System (CEMS)	Is there a requirement that licensing/ownership of the SaaS be transferred to NCDOT upon contract completion? If not, is the contractor terminating service and remove associated hardware?	Per this Addendum 02, updates have been made to the Requirements in <i>RFP Part III, Section 3.5 CEMS</i> for clarity.
55	III-14	3.1.4.3	Critical Environmental Monitoring System (CEMS) EXHIBIT B PRICING FORMS & INSTRUCTIONS	Price Sheet D(Implementation) populates Price Sheet B(Implementation Items), automatically multiplying total cost per unit by projected quantity resulting in what appears to be a total cost dollar amount. Is this a "Year 5 Total Cost" and not a "Year 5 Monthly Cost"?	Per this Addendum 02, Exhibit B: Pricing Forms & Instructions has been corrected. <u>Note:</u> Reference the latest version of the Exhibits file on the NCTA Connect Site .
56	III-14	3.1.4.3	Critical Environmental Monitoring System (CEMS) EXHIBIT B PRICING FORMS & INSTRUCTIONS	SaaS and the associated hardware costs can vary widely as the cost per implementation goes down with each additional vault. The pricing does not account for this. Are the quantities guaranteed?	See response to Question #55 above.
57	III-15	3.5	Access Control and Security Monitoring System (ACSMS)	Is there a requirement that licensing/ownership of the SaaS be transferred to NCDOT upon contract completion? If not, is the contractor terminating service and remove associated hardware?	See response to Question #54 above.
58	III-15	3.5	Access Control and Security Monitoring System (ACSMS) EXHIBIT B PRICING FORMS & INSTRUCTIONS	Price Sheet D(Implementation) populates Price Sheet B(Implementation Items), automatically multiplying total cost per unit by projected quantity resulting in what appears to be a total cost dollar amount. Is this a "Year 5 Total Cost" and not a "Year 5 Monthly Cost"?	See response to Question #55 above.
59	III-15	3.5	Access Control and Security	SaaS and the associated hardware costs can vary widely as the cost per implementation goes down	

Section A: Official Log of Proposers' questions and NCTA's responses

#	Page	Section	Section Description	Proposer Question	NCTA Response
			Monitoring System (ACSMS) EXHIBIT B PRICING FORMS & INSTRUCTIONS	with each additional vault. The pricing does not account for this. Are the quantities guaranteed?	
60	III-16	3.6	Toll Vault Weather Monitoring System (WMS)	Is there a requirement that licensing/ownership of the website/service be transferred to NCDOT upon contract completion? If not, is the contractor terminating service and remove associated hardware?	See response to Question #54 above.
61	III-16	3.6	Toll Vault Weather Monitoring System (WMS) EXHIBIT B PRICING FORMS & INSTRUCTIONS	Price Sheet D(Implementation) populates Price Sheet B(Implementation Items), automatically multiplying total cost per unit by projected quantity resulting in what appears to be a total cost dollar amount. Is this a "Year 5 Total Cost" and not a "Year 5 Monthly Cost"?	See response to Question #55 above.
62	III-16	3.6	Toll Vault Weather Monitoring System (WMS) EXHIBIT B PRICING FORMS & INSTRUCTIONS	Website/Services and the associated hardware costs can vary widely as the cost per implementation goes down with each additional vault. The pricing does not account for this. Are the quantities guaranteed?	
63		2.1.1	Content of Proposal, Administrative and Technical Plan	Can NCTA increase the allowable page count in Section 4 to include more than four pages, allowing a more comprehensive response to the question posed?	Yes. Per this Addendum 02, the page count limit for Proposal Section 4 has been increased to eight (8) pages, which is outlined in Table IV-1 of the RFP. <u>Note:</u> Reference the latest version of the RFP file on the NCTA Connect Site .
64	Page 1	Cover Page	Cover Page	Will NCTA extend the due date of the bid to allow thorough review & response to the outstanding questions and clarifications ?	NCTA is not willing to push out the procurement schedule.

Section B: Official revisions to the Facilities Management RFP

REVISIONS: Following are the revisions to the RFP documents (Deletions are shown in red text ~~strikeout~~ mode and additions are in red underlined text).

1) RFP cover page has been modified as follows:



2) RFP Attachments list has been modified as follows:

Attachments
Attachment 1: NC Quick Pass Business Policies
Attachment 2: State of North Carolina, Statewide Info. Security Manual
Attachment 3: NCTA Facility List of Subcontractors
Attachment 4: NCTA Toll Facility Maintenance
Attachment 5: Toll Vault Key Inventory
<u>Attachment 6: Current AET Standard Drawings – Toll Vaults</u>

3) Requirement #50 found in Part III Scope of Work and Requirements, Section 2.6.I General Documentation Requirements, has been modified as follows:

50.	<p><u>The Contractor shall follow the following data retention schedule:</u></p> <p><u>a) Standard Operating Procedures and Schedules – Term of the Contract.</u></p> <p><u>b) CEMS, ACSMS, and WMS data excluding images or video - Term of the Contract.</u></p> <p><u>c) Any image or video data – Sixty (60) days after transmittal to the NCTA OBO.</u></p> <p><u>Document Retention – The Contractor shall maintain current versions of all required documentation electronically. The Contractor shall keep the documentation per the NCTA retention requirements, in a secure location, backed up nightly and provide electronic/online access to NCTA. The state records retention schedule can be found at Functional Schedule NC Archives (ncdcr.gov).</u></p>
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Section B: Official revisions to the Facilities Management RFP

- 4) Requirement #66 found in Part III Scope of Work and Requirements, Section 3.1 Leased Properties, has been modified as follows:

66.	The Contractor shall contract a service provider <u>or self-perform</u> for maintenance needs not provided by property landlords. This shall include services such as furniture repair <u>or assembly, picture hanging or decoration,</u> and other non-property management work.
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- 5) Requirements #73, #77, and #78 found in Part III Scope of Work and Requirements, Section 3.2.1 Key Services have been modified as follows:

3.2.1. Key Services	
<i>3.2.1.1. Preventative Maintenance Program</i>	
73.	The Contractor shall perform scheduled tasks including filter changes, lubrication, belt replacements, water treatment, systems diagnostics, and data tracking.
<i>3.2.1.2. Routine Maintenance and Repairs</i>	
77.	Unscheduled, corrective work will be compensated for <u>by NCTA</u> using the approved labor rates and markups in the pricing sheets.
78.	<p><u>Unscheduled, Ccorrective</u> work that totals above \$2,000 per incident, or any work that <u>where the cumulative total rises</u> above \$10,000 per month per facility, shall be reviewed and approved by NCTA prior to being performed.</p> <p>A Single Incident Exceeds \$2,000</p> <p>This applies to any single, distinct event of "corrective work" where the total cost for parts and labor is more than \$2,000.</p> <ul style="list-style-type: none"> • Example: A critical power supply unit for a facility's security fails. Replacing the unit and checking the related systems costs \$2,100. This work needs prior approval from NCTA. <p>Where no single job is over \$2,000, but the monthly total still triggers approval from NCTA.</p> <p>Imagine this work is needed at "Facility B" during November:</p> <ul style="list-style-type: none"> • Repair #1 (HVAC): \$1,900 • Repair #2 (Plumbing): \$1,800 • Repair #3 (Security Camera): \$1,950 • Repair #4 (Pothole Patching): \$1,850 • Repair #5 (Door Mechanism): \$1,500 • Repair #6 (Leaking Roof): \$1,300 <p>In this scenario:</p> <p>None of the individual jobs require approval on their own, as they are all under the \$2,000 incident threshold.</p> <ol style="list-style-type: none"> 1. The first five jobs total \$9,000 for the month. No approval is needed yet. 2. When the sixth job (the \$1,300 roof leak) is proposed, the cumulative total for the facility would become \$10,300. <p>Because that new total exceeds the \$10,000 monthly limit, the \$1,300 roof repair must be reviewed and approved by NCTA before the work can be done.</p> <p><u>For reporting, the incidents will be counted towards the month in which the quote is received. For example, an incident is reported on June 29, but the quote for the repair isn't received from the Subcontractor until July 2, therefore the quote would count toward July's total.</u></p> <p><u>NCTA reserves the right not to compensate for work that is not approved and/or exceeded the thresholds.</u></p>

Section B: Official revisions to the Facilities Management RFP

- 6) Requirement #89 found in Part III Scope of Work and Requirements, Section 3.3 Toll Vaults: Oversight and Vendor Management (Phase I) has been modified as follows:

89.	The Contractor shall attend <u>two (2)</u> compliance meetings with the <u>two (2)</u> RTCS vendors <u>monthly(s)</u> .
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- 7) Requirement #91 found in Part III Scope of Work and Requirements, Section 3.4 Toll Vaults: Full-Service Maintenance for New or Re-Contracted Toll Vaults (Phase 2) has been modified as follows:

91.	The Contractor shall provide Subcontractor(s) to maintain the facility and repair defective issues that occur <u>for any Services that they are unable to self-perform</u> .
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- 8) Section 3.4.1.3 CEMS has been modified to be Section 3.5 CEMS in Part III Scope of Work and Requirements.

<u>3.4.1.3</u> 3.5. Critical Environmental Monitoring System (CEMS)	
103.	The Proposer shall provide a Commercial Off-the-Shelf (COTS) Critical Environmental Monitoring System (CEMS) is a standardized, readily available software and hardware solution used to

- 9) Requirement #103 found in Part III Scope of Work and Requirements, Section 3.5 CEMS has been modified as follows:

<u>3.4.1.3</u> 3.5. Critical Environmental Monitoring System (CEMS)	
103.	<p>The Proposer shall provide a Commercial Off-the-Shelf (COTS) Critical Environmental Monitoring System (CEMS) is a standardized, readily available software and hardware solution used to continuously track and manage conditions that affect mission-critical assets, such as temperature, humidity, <u>and power, and water leaks</u>.</p> <p>The CEMS will:</p> <ul style="list-style-type: none"> Be Web-Based/Cloud-Native: The system uses <u>a Software</u> as a Service (SaaS) model, meaning the core application resides on the vendor's secure servers and is accessed by the

- 10) New Requirements (104 - 106) have been added to Part III Scope of Work and Requirements, Section 3.5 CEMS.

104.	<p>The CEMS shall have sensors installed at:</p> <ol style="list-style-type: none"> <u>1. NCTA Headquarters - Morrisville, NC</u> <ol style="list-style-type: none"> <u>a. 6 zones and 3 server rooms</u> <u>2. NC Quick Pass Operations Center - Winston-Salem, NC</u> <ol style="list-style-type: none"> <u>a. 6 zones and 3 server rooms</u> <u>3. NC Quick Pass Operations Center - Rocky Mount, NC</u> <ol style="list-style-type: none"> <u>a. 3 zones and 1 server room</u> <u>4. NC Quick Pass Storefront - Monroe, NC</u> <ol style="list-style-type: none"> <u>a. 1 zone</u> <u>5. 21 Toll Vaults on Triangle Expressway – Durham, Wake, and Johnston Counties, NC</u> <u>6. 7 Toll Vaults Monroe Expressway – Union County, NC</u>
105.	<u>The CEMS shall have the capability to expand by 100% without replacement of the core system. 100% expansion is defined as 3 additional buildings and 3 additional toll facilities, and 1 extension to a current toll facility.</u>
106.	<p><u>The CEMS shall have sensors that record the following parameters in each Facility Building, at minimum:</u></p> <ol style="list-style-type: none"> <u>a) HVAC status (on/off);</u> <u>b) temperature;</u> <u>c) humidity;</u> <u>d) utility power status (on/off);</u> <u>e) smoke detector status (on/off);</u> <u>f) carbon monoxide detector status (on/off).</u>

- 11) Requirement #107 found in Part III Scope of Work and Requirements, Section 3.5 CEMS has been modified as follows:

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104-107.	The CEMS shall have sensors that record the following parameters in each Toll Vault, <u>at minimum</u> :
	a) HVAC status (on/off);
	b) <u>temperature</u> ;
	c) <u>humidity</u> ;
	d) utility power <u>status (on/off)</u> ;
	e) smoke detector <u>status (on/off)</u> ;
	f) carbon monoxide detector <u>status (on/off)</u> .

12) New Requirement #110 has been added to Part III Scope of Work and Requirements, Section 3.5 CEMS.

<u>110.</u>	<u>The Proposer shall transfer licensing and ownership of the CEMS to NCTA at the end of the Contract Term.</u>
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13) Section 3.5 ACSMS has been modified to be Section 3.6 in Part III Scope of Work and Requirements.

3-5-3.6.	Access Control and Security Monitoring System (ACSMS)
107-111	The Contractor shall furnish and install A Commercial Off-the-Shelf (COTS) Access Control and Security Monitoring System (ACSMS) is a ready-made, standardized solution designed to manage physical access to facilities while continuously monitoring security-related events.

14) New Requirements (112, 113 and 123) have been added to Part III Scope of Work and Requirements, Section 3.6 ACSMS.

<u>112.</u>	<u>The ACSMS shall be installed at:</u> <u>1. NCTA Headquarters - Morrisville, NC</u> <u>2. NC Quick Pass Operations Center - Winston-Salem, NC</u> <u>3. NC Quick Pass Operations Center - Rocky Mount, NC</u> <u>4. NC Quick Pass Storefront - Monroe, NC</u> <u>5. 21 Toll Vaults on Triangle Expressway – Durham, Wake, and Johnston Counties, NC</u> <u>6. 7 Toll Vaults Monroe Expressway – Union County, NC</u>
<u>113.</u>	<u>The ACSMS shall have the capability to expand by 100% without replacement of the core system. 100% expansion is defined as 3 additional buildings and 3 additional toll facilities, and 1 extension to a current toll facility.</u>

<u>123.</u>	<u>The Contractor shall transfer licensing and ownership of the ACSMS to NCTA at the end of the Contract Term.</u>
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15) Section 3.6 Toll Vault WMS has been modified to be Section 3.7 in Part III Scope of Work and Requirements.

3-6-3.7.	Toll Vault Weather Monitoring System (WMS)
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16) New Requirements (126 & 127) have been added to Part III Scope of Work and Requirements, Section 3.7 Toll Vault WMS.

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126.	The WMS shall be installed at: 1. <u>21 Toll Vaults on Triangle Expressway – Durham, Wake, and Johnston Counties, NC</u> 2. <u>7 Toll Vaults Monroe Expressway – Union County, NC</u>
127.	The Contractor shall transfer licensing and ownership of the WMS to NCTA at the end of the <u>Contract Term.</u>

- 17) Section 3.7 Financial Responsibility for Maintenance has been modified to be Section 3.8 in Part III Scope of Work and Requirements.

3-7-3.8. Financial Responsibility for Maintenance

- 18) Section 3.8 Energy and Security Maintenance has been modified to be Section 3.9 in Part III Scope of Work and Requirements.

3-8-3.9. Energy and Security Management

- 19) Requirement #131 found in Part III Scope of Work and Requirements, Section 3.9 Energy and Security Management has been modified as follows:

122-131.	The Contractor shall coordinate <u>with NCTA on best practices for</u> security measures, surveillance systems, and access control protocols.
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- 20) The 'old' Requirement #124 has been removed.

<u>3-8-3.9. Energy and Security Management</u>	
120-129.	The Contractor shall monitor and improve energy efficiency across NCTA facilities.
124-130.	The Contractor shall support NCTA sustainability and benchmarking initiatives, such as Energy Star.
122-131.	The Contractor shall coordinate <u>with NCTA on best practices for</u> security measures, surveillance systems, and access control protocols.
123-132.	The Contractor shall have experience with managing access control systems from procurement and installation to database management and repair. The Contractor shall be able to effectively be able to manage, in-house, a user profile data base more than 1,000 profiles and ensure all NCTA personnel have the correct access and receive credentials in a timely manner.
124.	The Contractor shall have experience managing the services of an outsourced security vendor.

- 21) The page count limitation for Proposal Section 4 has been modified to eight (8) pages. Found in Part IV Proposal Content, Section 2.1 Content of Technical Proposal, Table IV-1: Technical Proposal Page Limitations.

Proposal Sections to be Completed by a Proposer	Page Count Limitations
Proposal Section 4: Administrative & Technical Plan	Limited to 4 <u>8</u> pages (excluding all table of contents, list of tables, or list of figures) and a font of 12 points.