

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 7

To

CONSTRUCTION MANAGEMENT AT-RISK SERVICES

BENNING PARK COMMUNITY CENTER

Solicitation No: DCAM-19-CS-RFP-0007

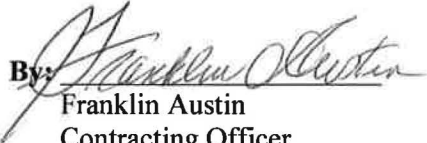
Issued: November 26, 2019

This Addendum No. 7 is issued and hereby published on the DGS website on November 26, 2019. Except as modified hereby, the Request for Proposal ("RFP") remains unmodified.

Item #1 The Due Date for Proposals is hereby extended to December 11, 2019 at 2:00 pm.

Item #2 Questions and Answers are attached hereto as Exhibit 1.

By:


Franklin Austin
Contracting Officer

Date:

11/26/19

- End of Addendum No. 7 -

Benning Park
 Questions and Responses
 Exhibit 1

No.	Question	Response
1	<p>With the specifications being attached to the addendum, many subcontractors had not done take-offs until they saw the specifications and now they are asking for more time to prepare their pricing. Is it possible to get a time extension to allow these subcontractors sufficient time?</p>	<p>See Addendum 7, Item #1</p>
2	<p>Also, the addendum reissued drawing A903. A note under detail 1 states construction details are on the next page. We do have the next page. Please confirm if there are any details we are missing.</p>	<p>Detail 1/A903 is a DPR typical detail taken from a different project. The detail shall be revised and reissued to reflect this upon issuance of a conformance set once a contractor has been chosen.</p>
3	<p>It was added in the addendum that the community center will remain open during construction. Since all of the electric equipment (switchboard, transformer, panels, fire alarm panel, etc.) is to be removed and new go back in the same place, the only way to keep this running is with a temporary generator. Engineering will be required to determine size, location, and list of what is needed to remain operational. Please provide temporary power requirements and plan. Existing fire alarm panel will need to be relocated.</p>	<p>To keep the building in operation during the replacement of the existing electrical distribution system, temporary electrical connection is required. We can look at the two (2) options below to achieve this intent. With either of the two options below, two (2) 800A distribution panels (DP) with service rated main circuit breaker shall be provided:</p> <ul style="list-style-type: none"> · The DPs will provide power to all existing equipment. · The distribution panels will be fed from the temporary incoming service to the building via a wire through. · Wire trough is only required if Option 1 is selected. · Location of DPs to be determined. The tap off of the wire trough shall not be more than 10'-0" and shall be in the same room. · Provide necessary circuit breakers at these panels rated to support all existing equipment in the building. Field verify circuit breaker ratings. · Be mindful that one of the DPs could be reused as part of the new distribution system. <p>Option 1: Provide additional tap from the existing transformer. Contractor to coordinate with the power company if an additional tap from the existing transformer is feasible. The temporary feed from the existing</p>

Benning Park
Questions and Responses
Exhibit 1

		<p>transformer to a wire trough does not have to be encased in concrete. The feeder shall be rated to support a total load of 1600A. Contractor to coordinate with power company for any additional requirement.</p> <p>Option 2: Provide a temporary 1000kW, 480/208V, 3-phase generator with two (2) 800A breakers. Size of fuel tank shall be determined depending on the run-time required. The size of the generator is based on the switchboard rating. No load analysis of the existing building loads has been performed to determine the building's actual electrical demand.</p>
4	<p>Specifications were provided for modified bitumen roofing. The drawings details are for membrane roofing. Alternate 12 is for modified bitumen roof. Please clarify if base bid is for bitumen roof or membrane roof. Please provide specifications for membrane roofing system (insulation type, tapered or flat, coverboard, etc.).</p>	<p>This is correct, the roof details mention a PVC roof membrane system, but the details are in error. The scope of work is to replace the existing roof in kind.</p> <p>Therefore the specifications are correct, and the contractor shall be required to provide a fully adhered two-ply bitumen roof system. The details shall be revised and reissued to reflect this upon issuance of a conformance set once a contractor has been chosen.</p>