

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES




Addendum No. 3
To
INVITATION FOR BIDS NO. DCAM-20-CS-IFB-0001
CONSTRUCTION SERVICES FOR EMERY SHELTER RENOVATION

Issued: November 15, 2019

This Addendum No. 3 is issued and hereby published on the DGS website on **November 15, 2019**. Except as modified hereby, the Invitation for Bids (“IFB”) remains unmodified.

Item #1: The Questions and Answers are hereby attached to this Addendum as (**Exhibit 1**).

By: 
Franklin Austin
Contracting Officer

Date: 11/15/19

- End of Addendum No. 3-

Exhibit 1

EMERY SHELTER RENOVATION

DCAM-20-CS-IFB-0001

Questions	Answers
1. Please confirm that only specifications for MEP are provided. Will specifications for Div. 1-20 be made available?	Confirmed. Only Divisions 21-23 + 26 are provided as book specifications. General Division 1 specifications can be found on sheet A011. Finish and product data is noted on the drawings; all installation to be per manufacturer's standards. Submittal schedule and log will be required at the beginning of construction administration.
2. Please can you provide the fire alarm specifications (Division 28)?	Existing fire alarm system to remain. Scope of work does not include providing a new fire alarm system.
3. Can you provide specifications for Division 8.	Please refer to question 1.
4. Is there a proprietary company that is maintaining or responsible for the current fire alarm system in the building?	No.
5. Do you have any specifications or required manufacturer for the canopy material?	Basis of Design is Acrylate double-skin 16mm in Heat Stop - Cool Blue WZ011. Refer to revised A601.
6. There is a section of the specification labeled (RQ 946766 Prolog License Renewal.pdf). However, it includes the specifications for other areas but Prolog. Is Prolog software a requirement for this project?	Yes, Prolog software is a requirement for the project.

7. Can you spell out the requirements for the new skylight on the roof?	Please refer to sheet A-502 for skylight fenestration properties.
8. The link provided is missing many sections of the specification. It only has division 22 and 23. Please provide the remaining divisions of the specification.	Refer to question 1.
9. What is the expected budget?	The budget can't be disclosed.
<p>10. On Page 1 of Attachment J.2 (Offeror's Letter), it shows the "LUMP SUM" price as the sum total of the Base Bid (CLIN001) and the three ADD Alternates (CLIN002-004). On Page 3 of Attachment J.2, (Exhibit 1 - Price Breakdown Form), it shows the LUMP SUM PRICE as the total of all construction divisions.</p> <p>Should the Lump Sum on the Price Breakdown Form be the same as the Base Bid (CLIN001), or should it be the same as the LUMP SUM on Page 1 (the total of CLINS001-004)?</p>	The Lump sum price should be inclusive of <u>ALL</u> CLIN's 1-4.
11. The link provided is missing many sections of the specification. It only has division 22 and 23. Please provide the remaining divisions of the specification.	Refer to question 1.
12. Are the existing boilers and heating / hydronic system currently operational? If yes, will the system be available during the winter months to heat the building during construction if required?	<ul style="list-style-type: none"> • Yes, boilers are operational. • Has not been determined. The system is not currently tagged and commissioned for use this winter.

<p>13. The documents specify to remove existing mechanical units and all associated pipes and duct. Can all associated piping and duct behind walls and/or not visible, be abandoned in place? Abandoning in-place would reduce costs by not having to demolish and repair walls.</p>	<p>Demolition work should account for full removal of piping + ducts and patching/repairing existing walls and ceilings. Selected contractor will be required to identify areas that would require significant demolition of existing walls for review and approval of owner + Architect.</p>
<p>14. General Demolition Note #12 specifies to remove existing flooring down to the subfloor and to repair & replace damaged or weak subfloor as required. This could be an expensive activity since the extent of, or quantity of damaged or weakened subfloor has not been determined. Could a CLIN be added with an allowance for this activity?</p>	<p>Please assume 20% of subfloor will be replaced.</p>
<p>15. Will doors or openings that are not currently ADA accessible, become an issue and required to compliance?</p>	<p>ADA upgrades for existing doors have been identified and included in the pricing set.</p>
<p>16. Many walls have signs of water damage, has the roof, or piping to remain been surveyed for damage or leaks? Will roof repair become an issue?</p>	<p>The existing roof has been surveyed and has been assumed to not be the source of water damage. Roof repair will be limited to patching where existing vent stack is demolished and around replacement of skylight, per A-105.</p> <p>A majority of piping will be removed and replaced for the new mechanical system. All existing piping to remain will need to be surveyed and</p>

	repaired/replaced as required.
17. Will new window blinds be required?	Yes, blinds shall be replaced at all windows. Refer to revised General Notes on I101-I103.
18. Sheet A502 specifies to install 3M sun Control Film to all windows, please confirm that includes all 124+/- existing or replacement windows and the new storefront.	All double hung windows, whether existing or replaced will require sun control film. New storefront SF-1 + SF-2 will not require film. Refer to A-201 + A-502. Basis-of-Design cut sheet is provided for reference.
19. Puddling/ standing water was observed in the Basement in the Storeroom, Dining Room, & Clinic. Has it been determined whether this water is from leaking pipes or foundation waterproofing failure? Will waterproofing of the foundation walls become an issue?	Please clarify what rooms in the basement this was observed. It is assumed that the rooms in question are 013a, 013b, 014 and 016, as labeled on A101. Water penetration in these rooms has been noted from the windows and the poor drainage in the exterior courtyard.
20. Is the laundry equipment shown on sheets P110 and P401 and E120 (Washers & Dryers) new or existing? If they are new, will they be provided by the others, or the responsibility of the contractor?	The laundry equipment is new and are the responsibility of the contractor.
21. If the laundry equipment is to be provided by the contractor, please specify make & model.	Please see cut sheets provided in Addenda.
22. If the contractor is to provide new washing machines, please review manufacturer's installation	The washing machines that have been specified are soft-mount and will not require isolation slabs.

<p>requirements. Some high capacity high speed washing machines require the Construction of isolation slabs to arrest vibration. If these washing machines require isolation slabs, please provide details.</p>	
<p>23. Please confirm the A/E will not provide the traffic control plan (TCP) for the project - contractor is to obtain the TCP pursuant to Sheet CIV010 "General Public Space Notes" Note #5.</p>	<p>A construction entrance traffic control plan will be provided to the selected contractor. The contractor will be responsible for obtaining a TCP for any work in public space, including utility work.</p>
<p>24. Are there original as-built drawings that would show the approximate location and inverts of the existing sanitary lines that are to be used to connect the new sanitary lines as shown on sheet P110 notes #12 and #15? Previous experience has had existing sanitary lines ranging from 6' to 8' below finished floor.</p>	<p>The Plumbing Contractor is responsible to field verify the exact point of connections, elevations and pipe sizes between new and existing sanitary pipes prior to commencing any new work. Usually (Standard Practice) the underground existing pipes could be located with the use of a video/camera thru the existing pipes.</p>
<p>25. Sheet A201 - General Note #1, specifies to install new window screens on all 124+/- windows, please specify type of window screen required, - either an insect screen or security screen. If to be a security screen, specify type, security screens can be very expensive.</p>	<p>Please provide insect screens at all operable windows. Existing security bars, in lieu of security screens, are to be refinished and/or replaced as required.</p>
<p>26. Sheet A201 "General Notes" Note #2 specifies to provide new "Low-E" coating on all interior side of the 124+/- windows – Confirm that the scope of work will be: The installation of Low-E coated - top and bottom</p>	<p>Please refer to question 18.</p>

<p>window panes (approx. 248each) – Low-E coated being defined as glass coated in microscopic layers of metallic oxide.</p>	
<p>27. Sheet A202, “Elevation Keynotes”, Note #11 specifies to repair windows & replace as necessary where window AC units were. There are approximately 32 windows that have AC units. It is uncertain whether these windows can be repaired. To replace 32 windows can be expensive. Could a CLIN be provided with an allowance for the replacement of the inoperative windows not only for the windows where the ACs were, but replace inoperative windows throughout?</p>	<p>Please provide a price to repair of the 32 windows to ensure they are operable and fully seal when closed.</p> <p>Provide an Add Alternate price to replace-in-kind all 32 windows, with consideration for historic and CFA review and approval.</p>
<p>28. Sheet A202, “Elevation Keynotes”, Note #22, specifies to install a window sash lock for all of the windows, please specify type of window sash lock required.</p>	<p>All window sash locks to be replaced in kind.</p>
<p>29. Note #15 on Sheet K101 specifies ventilation system must be installed-confirm that no other ventilation system will be required other than what is shown on Sheet M110.</p>	<p>An exhaust hood is not required over the specified electric warming/holding units, equipment #4.</p>
<p>30. Note #16 on Sheet K101 specifies minimum candle lighting for specific areas; please confirm that the all existing to remain and new lighting specified conforms to note 16.</p>	<p>All existing lighting are to remain except where indicated on new lighting plans E110, E11, E112 and lighting fixture schedule on drawing E001. Lighting shown on drawings meets requirements of Note 16 on K101.</p>
<p>31. Listed in Note #2 of “Kitchen</p>	<p>The size and specification of the Grease</p>

<p>Equipment General Note” specifies a grease / sediment interceptor. Please specify make and model of this interceptor.</p>	<p>Interceptor is noted on P401.</p>
<p>32. Note #20 on Sheet K101 specifies lockers or shelving. Please specify quantity and type.</p>	<p>Lockers are provided in Breakroom #115</p>
<p>33. Confirm that there is not any “cooking” equipment – just “warming” equipment and that there will not be a requirement or a kitchen hood.</p>	<p>No cooking equipment is specified, just warming and holding. Please refer to question 29.</p>
<p>34. Has it been determined whether the new fire alarm devices will communicate with the existing fire alarm panel?</p>	<p>Contractor shall coordinate and verify compatibility of new fire alarm devices with the existing fire alarm system manufacturer.</p>
<p>35. Confirm that the intent of the fire sprinkler scope of work is to demolish / remove in full, the existing sprinkler system and install a completely new NFPA 13 compliant sprinkler system.</p>	<p>The existing sprinkler system shall be modified to accommodate new walls and/or partitions to ensure code compliant coverage. The existing sprinkler system shall remain. Any damaged sprinkler heads shall be replaced in kind.</p>
<p>36. On pages E140 thru E142, General Note #2 directs the contractor to perform battery calculations and to provide all required fire alarm apparatus as required for a complete installation. Confirm that the intent, or scope of work for the fire alarm system is to test, calculate conformance of equipment, and replace all inoperative fire alarm equipment and to install any and all additional fire alarm equipment that are required in order to render a</p>	<p>Extent of fire alarm work for this project is to provide new fire alarm devices and wiring only, as indicated on drawings E140-E142. Battery calculation, compatibility of new fire alarm devices with existing fire alarm system and final fire alarm system testing shall be performed by the contractor for complete functional system.</p>

complete code compliant fire alarm system.	
37. Is the elevator currently wired into the fire alarm and is the required fire alarm devices installed in the elevator shaft?	Location verification of existing fire alarm devices in the existing elevator shaft and elevator control interface with existing fire alarm system is not part of scope of work.
38. Does the existing fire alarm system have a dialer and is the dialer operational?	The existing fire alarm system does <u>not</u> have a dialer.
39. Sheet I103 specifies tile identified as "WOW" that is made in Spain. The specifying of this tile is contrary to the Made in America Act of which is a contractual obligation to this contract. Will this tile be an exception?	Please price as shown on the drawings. The local representative, A-Surface, is on the approved DGS product standards.
40. Are the three planters shown on Sheet A210, Note #07 made of "Steel" as are the three planters shown on Sheet A601?	All planters in project to be painted steel per sheet A601. Refer to revised note #7 on A210 + A211.
41. On the Demolition drawings Sheets D101 thru D103 there are 28 Demolition Keynotes that have not been used to identify the required demolition. Will revised demolition drawings be issued to identify where the 28 activities will be required?	Demolition drawings have 28 total keynotes. Only keynotes relative to that floorplan are shown on that specific sheets keynote legend. See keynotes located on the plan for demolition in those areas.
42. The specified LEGI R Fit R+K fence on Sheet A603 made in Germany. The specifying of this fence is contrary to the Made in America Act of which is a contractual obligation to	Please price as shown on the drawings. The fence is located at the front façade and has been approved by CFA and Historic, an approved equal could be

this contract. Will this fence be an exception?	approved pending re-review.
43. The IFB has three Add/Alternates. Are contractors required to submit Add/Alternates as requested on Sheet CIV010 "Bid Note" 1, 2, 3	Please provide an Add Alternate for Bid Note #1. Bid Notes #2 + 3 have been removed from the drawings, refer to revised CIV010.
44. Is the extent of the new millwork restricted to the Reception Desk (7/I122) and the Breakroom (2/I123) & the bathroom vanities?	The millwork also includes a folding counter in the Laundry Room – 013a and a counter with base cabinets in Office 118. Please refer to revised drawings A101, I122 and I123.
45. Confirm that all ceiling, UNO, are exposed and all new duct work, plumbing, electrical, etc. will be exposed and painted to match existing.	Refer to reflected ceiling plans for all new ACT and gypsum ceiling locations. For all locations with exposed ceilings, new MPE work to remain exposed, painted to match adjacent surfaces.
46. Taking into consideration and upon review of the notes on sheet A011 for Quality Control as these note pertain to coordination of work, has the requirement for BIM been considered as a requirement for the project?	No, BIM is not a requirement for the project.
47. Referencing the Add/Alternate in which to install a four-way duct bank, the costs for the PEPCO design and associated work cannot be determined. Consideration should be given in which to specify an allowance to be carried within the base bid for PEPCO fees and design.	Include a \$15,000 Allowance for the 4-way duck bank Add Alternate.
48. Is the existing generator	Yes, the generator is operational.

operational? Will contractor be required to evaluate the functionality of the generator?	Please coordinate and obtain record documents for existing generator performance from owner.
49. Is the generator connected to the elevator for the recall function?	Unknown. Selected contractor will be required to coordinate with the client and city for the required functions connected to the generator.
50. Page 5 of the Haz-mat report, 4.1 "Floor Systems" 4th paragraph, states to assume that all floor tiles have ACM tile beneath, and the 5th paragraph states that ACM is to be assumed underneath other flooring systems. So, we are to assume that all existing flooring may have multiple layers of tile beneath the tile that is visible and that all floors are to be abated.	This is correct, per the Haz-mat report's findings.
51. Sheet AS101 Note 3 specifies a "New Privacy Fence" on Sheet A443. There is not a Sheet A443. Please clarify.	Keynote should refer to Sheet A-603. Refer to revised drawing in Addenda.
52. Will the IFB be extended?	Yes. Bid due date extended to 11/26/19.
53. What's the top elevation of the footing of the existing building next to the Stair at S103?	Top elevation of footing to be verified in field per S-103. Coordinate with Architect/Engineer during construction.
54. What's the top elevation of the footing at existing next to the Bio-retention?	Top elevation of footing to be verified in field per S-103. Coordinate with Architect/Engineer during construction.
55. Are V.E.'s ok for the 10' Louver and LEGI fence?	Please refer to question 42.