

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

ADDITIONAL UPGRADES FOR LINCOLN THEATRE

Solicitation No.: DCAM-15-CS-0094

**Addendum No. 4
Issued: June 4, 2015**

This Addendum No. 4 is issued and hereby published on the DGS website on June 4, 2015. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1 B.1 Scope of Work

Delete:

t) Test and rectify the building emergency lighting deficiencies.

Item #3 B.2 Drawings and Specifications

Revised drawings E105 and E106 with Rev.1 of 6/2/2015

See Exhibit 1

Item #3 Request for Information

Attached is a list of questions received in relation to the solicitation and the responses.

See Exhibit 2

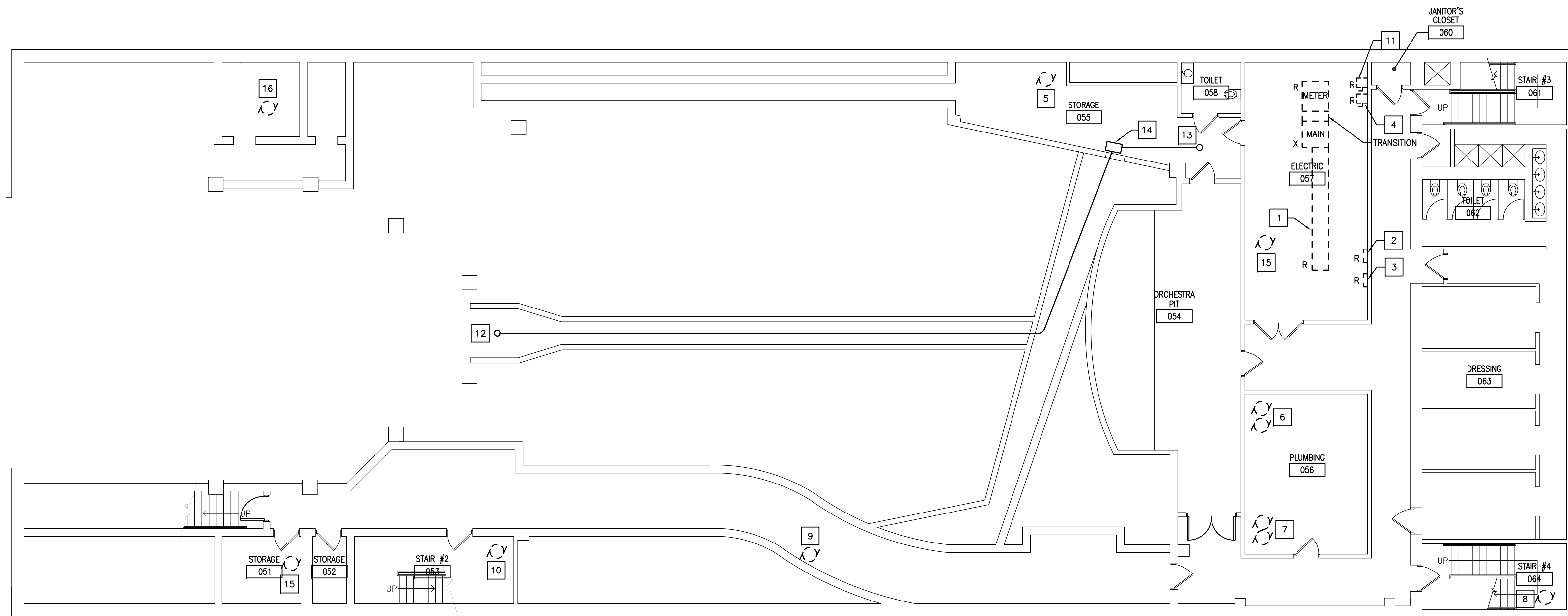
Item #4 Site Visit Sign-in Sheet dated May 27, 2015

See Exhibit 3

By: 
James Marshall
Supervisory Contract Specialist

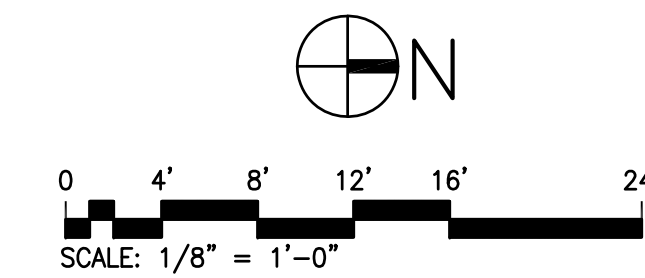
Date: 6-4-15

EXHIBIT 1

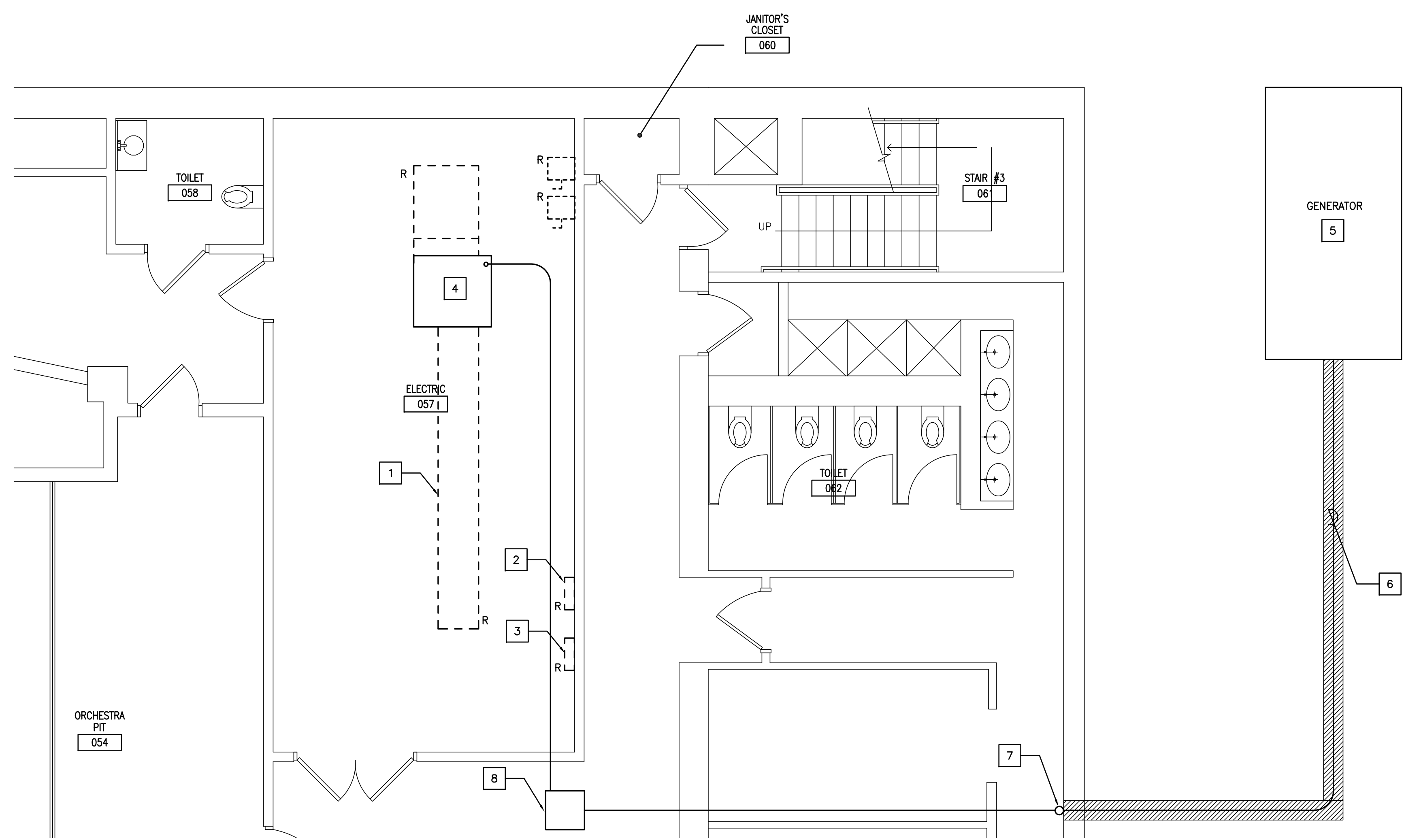


KEYED NOTES:

- 1 EXISTING GE MADE 4000A, 3φ, 4W, 120/208V, WITH 3P-4000A MAIN FUSED SWITCH, SWITCHBOARD 'MSB1'. SEE DETAILS 1/E105 AND 1/E106.
- 2 EXISTING GE 'A' SERIES 225A M.L.O., 3φ, 4W, 120/208V PANELBOARD 'LPB' TO REMAIN.
- 3 EXISTING SIEMENS 'P1' SERIES 250A M.L.O., 3φ, 4W, 120/208V PANELBOARD 'LPB1' TO REMAIN.
- 4 EXISTING 60A, 3P, 240V DISCONNECT SWITCH FOR SUMP PUMP SP-1,2 TO REMAIN.
- 5 EXISTING SUMP PUMP DP5 TO BE REPLACED. DP5 IS SERVED BY A 3P-40A CIRCUIT BREAKER AT POSITION 38,40,42 IN PANELBOARD 'LPB'. DISCONNECT EXISTING PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 6 EXISTING SUMP PUMP SP-1,2 TO BE REPLACED. DISCONNECT EXISTING DUAL PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 7 EXISTING SEWAGE EJECTOR PUMP SE-1,2 TO BE REPLACED. DISCONNECT EXISTING DUAL PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 8 EXISTING SUMP PUMP DP1 TO BE REPLACED. DP1 IS SERVED BY A 3P-60A CIRCUIT BREAKER AT POSITION 25,27,29 IN PANELBOARD 'LPB'. DISCONNECT EXISTING PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 9 EXISTING SUMP PUMP DP2 TO BE REPLACED. DP2 IS SERVED BY A 3P-30A CIRCUIT BREAKER AT POSITION 31,33,35 IN PANELBOARD 'LPB'. DISCONNECT EXISTING PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 10 EXISTING SUMP PUMP DP3 TO BE REPLACED. DP3 IS SERVED BY A 3P-40A CIRCUIT BREAKER AT POSITION 37,39,41 IN PANELBOARD 'LPB'. DISCONNECT EXISTING PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 11 EXISTING 60A, 3P, 240V DISCONNECT SWITCH FOR SEWAGE PUMP SE-1,2 TO REMAIN.
- 12 4" CONDUIT UP TO SOUNDBOOTH.
- 13 4" CONDUIT UP TO STAGE.
- 14 PULL BOX
- 15 EXISTING EXHAUST FAN TO BE REPLACED. DISCONNECT EXISTING EXHAUST FAN AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.
- 16 EXISTING SUMP PUMP DP4 TO BE REPLACED. DP4 IS SERVED BY A 3P-30A CIRCUIT BREAKER AT POSITION 38,40,42 IN PANELBOARD 'LP2', LOCATED ON FIRST FLOOR. DISCONNECT EXISTING PUMP AND CAPTURE EXISTING CIRCUIT FEEDING IT FOR THE CONNECTION OF THE NEW ONE REPLACING IT.

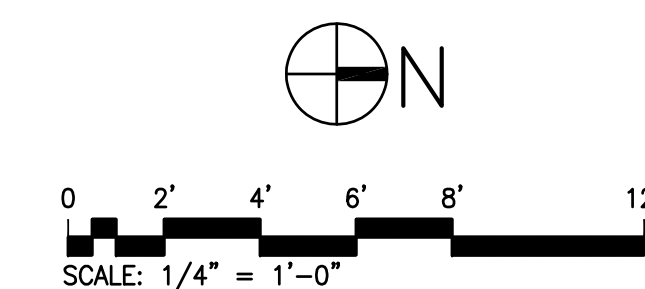


BASEMENT FLOOR PLAN - NEW WORK - POWER SCALE: 1/8" = 1'-0"

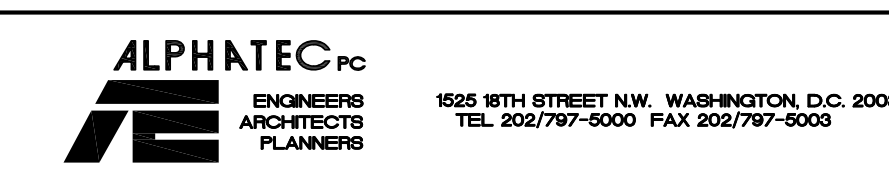


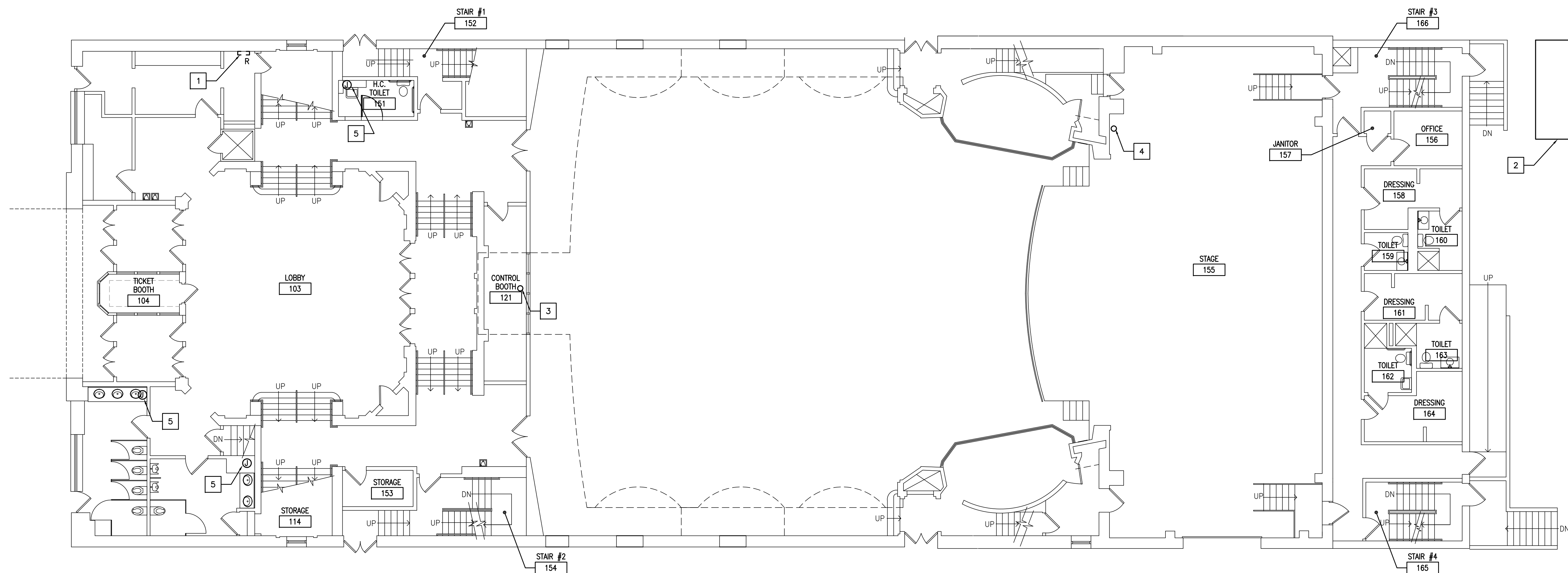
KEYED NOTES:

- 1 EXISTING SWITCHBOARD 'MSB1'. SEE DETAIL 1/E106.
- 2 EXISTING PANELBOARD 'LPB' TO REMAIN.
- 3 EXISTING PANELBOARD 'LPB1' TO REMAIN.
- 4 REPLACE MAIN CIRCUIT BREAKER SECTION WITH NEW S.E. RATED AUTOMATIC TRANSFER SWITCH. PROVIDE BLANK-OFF PANELS IF ATS IS SMALLER THAN EXISTING MAIN BREAKER SECTION.
- 5 NEW GENERATOR. FOR LOCATION SEE DWG. E106. BASIS OF BID IS 400KW/500KVA. SIZE IS BASED ON ENTIRE BUILDING PEAK DEMAND LOAD (APPROXIMATELY 300KW/375KVA BASED ON AVAILABLE BUILDING BILLS) INCLUDING 125% SAFETY FACTOR @90% CAPACITY. PROVIDE A 2P-20A, 208V CIRCUIT BREAKER AT THE AVAILABLE SPACE OF PANELBOARD 'LPB1' FOR GENERATOR JACKET HEATER, A 1P-20A, 120V CIRCUIT BREAKER AT THE AVAILABLE SPACE OF PANELBOARD 'LPB1' FOR GENERATOR BATTERY CHARGER, AND A 1" CONDUIT FOR GENERATOR CONTROLS. PROVIDE METERING FOR ONE MONTH (THIRTY DAYS) DURING PEAK SUMMER/WINTER, INFORM THE DESIGNER IN WRITING IF MAXIMUM AVERAGE PEAK LOAD IS LARGER THAN 300KW/375KVA. THE DESIGN INTENT IS TO HAVE THE GENERATOR CAPACITY SIZED AT 125% THE MAXIMUM AVERAGE PEAK LOAD AT 90% LOADING.
- 6 PROPOSED UNDERGROUND ROUTING OF EMERGENCY FEEDER
- 7 PROVIDE LB'S AT ENTRANCE POINT. RUN CONDUIT ALONG WALL TO ±105" A.F.F. TO TOP OF CONDUIT.
- 8 PROVIDE 24"x24"x6" PULL BOX MOUNTED TO UNDERSIDE OF BEAM. SEE DETAIL 3/E801.



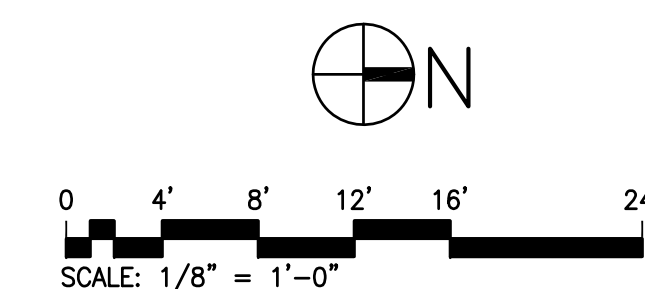
ENLARGED PLAN - NEW WORK - POWER SCALE: 1/4" = 1'-0"

APPROVED	DESIGNED: KRC	1	06/02/2015	REVISION 1		
	DRAWN: CSG		08/15/2014	FINAL SUBMISSION		
FACILITIES MANAGER OFFICE OF ADMINISTRATIVE SERVICES	CERTIFICATION	REVISION	DATE	DESCRIPTION	BY	APP.
	BASEMENT FLOOR PLAN - NEW WORK - POWER LINCOLN THEATRE ADDITIONAL UPGRADES 1215 U STREET NORTHWEST WASHINGTON, D.C.					DRAWING NO. E105
ADMINISTRATOR OFFICE OF ADMINISTRATIVE SERVICES	REGISTRATION NO.	 <small>1625 9TH STREET N.W. WASHINGTON, D.C. 20006 TEL. 202/797-9000 FAX 202/797-9000</small>				BUILDING ID NO.:
ARCHITECT/ENGINEER KEITH G. PEHL	DATE:					PROJECT NO.: PO489595
DATE:	DATE:	DATE: 04/11/2014	SHEET: 38 OF 44			

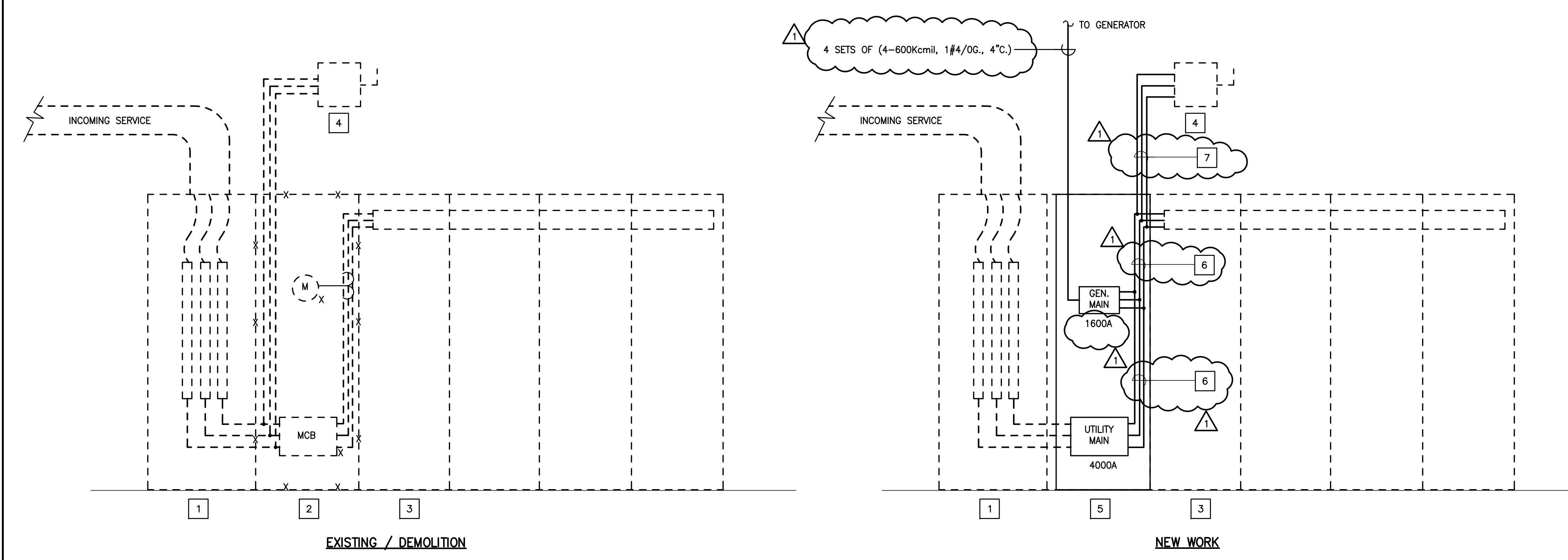


KEYED NOTES:

- 1 EXISTING GE 'A' SERIES 225A, 3Ø, 4W, 120/208V PANELBOARD 'LP2' TO REMAIN.
- 2 PROPOSED GENERATOR LOCATION.
- 3 4" CONDUIT DOWN TO CRAWL SPACE.
- 4 4" CONDUIT DOWN TO BASEMENT.
- 5 1Ø, 120V JUNCTION BOX FOR ELECTRONIC FAUCET.



2 E106 FIRST FLOOR PLAN - NEW WORK - POWER SCALE: 1/8" = 1'-0"



KEYED NOTES:

- 1 EXISTING PEPOO CT CABINET TO REMAIN.
- 2 EXISTING MAIN CIRCUIT BREAKER AND CUSTOMER METER SECTION TO BE REMOVED.
- 3 EXISTING DISTRIBUTION SECTIONS TO REMAIN.
- 4 EXISTING 400A, 3Ø, 240V EMERGENCY DISCONNECT SWITCH TO REMAIN AND BE RECONNECTED.
- 5 NEW S.E. RATED AUTOMATIC TRANSFER SWITCH.
- 6 NEW BUSWAY TO MATCH EXISTING.
- 7 PROVIDE NEW 4#600kcmil+1#3AWG G. IN 4" CONDUIT. VERIFY AT FIELD IF TAP WIRE LENGTH IS LARGER THAN 10' AND LESS THAN 25' AND PROVIDE NEW 3 SETS OF (4#400kcmil+1#3AWG G. IN 3" CONDUIT) ACCORDINGLY.

APPROVED	DESIGNED: KRC	1	06/02/2015	REVISION 1		
	DRAWN: CSG		08/15/2014	FINAL SUBMISSION		
FACILITIES MANAGER OFFICE OF ADMINISTRATIVE SERVICES	CHECKED: KGP					
	CERTIFICATION	REVISION	DATE	DESCRIPTION	BY	APP.
DATE: _____	FIRST FLOOR PLAN - NEW WORK - POWER				DRAWING NO. E106	
LINCOLN THEATRE ADDITIONAL UPGRADES 1215 U STREET NORTHWEST WASHINGTON, D.C.						
ADMINISTRATOR OFFICE OF ADMINISTRATIVE SERVICES	REGISTRATION NO. _____	ALPHATEC PC ENGINEERS ARCHITECTS PLANNERS 1625 9TH STREET N.W. WASHINGTON, D.C. 20006 TEL. 202/797-9000 FAX 202/797-9000		BUILDING ID NO.:		
DATE: _____	ARCHITECT/ENGINEER KEITH G. PERIL	GOVERNMENT OF THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES				PROJECT NO.: PO489595
DATE: _____	DATE: _____					DATE: 04/11/2014
						SHEET: 39 OF 44

1 E106 PARTIAL POWER RISER DIAGRAM - EXISTING / DEMOLITION AND NEW WORK SCALE: NTS

EXHIBIT 2

Questions About the Solicitation

No.	RFP Section Reference	Question	Response
1	A.1	What is the theatre capacity?	Refer to LS series drawings
2	A.5	Page 3 of 28 says “Due Date for Proposals” as being June 2 nd , page 20 of 28 Section E as saying June 1 st . Which is correct?	The due date for proposals has been extended to June 9, 2015.
3	B.1	Page 5 of the RFP, item “s”, indicates to relocate existing electrical and sound cords into conduits. Please clarify.	The sound cords currently run against the corridor wall in the auditorium and into the sound room. The cords need to be secured into a conduit.
4	B.1	Page 5 of the RFP, item “t” test and rectify the building emergency lighting deficiencies. Please clarify “rectify”. Will there be ample allotted time to visit the building to perform testing?	See Addendum 4 Item No. 1.
5	B.1	Page 5 of the RFP, item “u” Install new Fire Alarm System; please clarify as to what candela the strobes are to be? Please indicate where the FAACP is to be located?	Refer to electrical contract documents for fire alarm system devices ratings, location, etc.
		Please provide a FAACP drawing	Please see Drawings FB001 and FB101
6	B.1	Page 5 of the RFP, item “v” indicates to test the theatre electrical load & provide a backup generator. Please clarify as to what items are to be on the load of the electrical system for the generator, what type of generator (gas or electric), what size generator and where this generator is to be placed.	Refer to electrical contract documents for generator loads, type, and location. Provide load monitoring for one month during peak summer/winter season, to confirm anticipated building peak average load. For basis of proposal, provide: <ul style="list-style-type: none"> • A 500 kVA generator • 1600A ATS (in lieu of 1200A), and • 4 sets of (4-600 kCMIL, 1#4/0 G, 4” C) instead of 4 sets of (4-350 kCMIL, 1#3/0, 3”C) See Addendum 4, Item No. 2 for revised drawing E105

			and E106, Revision 1 6/2/15.
		Also, we are assuming that the generator would be outside, if so, would it be enclosed with a fence? If so are there any specs for the fencing?	No fence is required for the generator set.
7	B.1	Page 5 of the RFP, item “w” indicates to replace the exhaust fans in certain areas. Please indicate what type of exhaust fan and the specifications as to the voltage, size, make and model type.	Refer to construction documents – details and schedules M-701.
8	B.1	The lighting drawing has this “RE” symbol that is not indicated on the drawings. What is this symbol?	Refer to drawing E001 for “RE” symbol definition
9		Is there an estimated price range from the government for this project?	No.
10	B.2	Please confirm the date of the drawings.	The date of the drawings is August 15, 2014.
11	B.2.2	Drawings show a 4000 amp Service for building with a Voltage of 120/208 (Need to verify Voltage), Specs call for a Service entrance rated switch, generator spec calls for a 300 KW Unit. Need to check what is needed,	Refer to response to Question #6.
12	B.2.2	A 300 KW at 120/208 Volt is good for 833.7 amps at .8PF, The proper size for the ATS should be a 1000 Amp 3 Pole or 4 pole switch yet the specs call for a service entrance rated ATS and the drawings call for a 4000 AMP SERVICE PER DRAWING. Something is just not adding up. Please clarify.	Not correct, 300 kw is good for 1042A at 0.8PF. Refer to electrical design documents and response to Question #6.
13	B.2.2	Drawing A102, Please clarify if we are using existing door and frame for room 151.	The reuse of the existing door is not possible. Provide new door, frame, and hardware similar to the existing door, frame, and hardware.
14	B.2.2	Drawing A105 general notes number 12 call all roof work should be performed by a manufacture authorize roof installer as to not void current	The roof is a Built-up Roof system.

		guaranties. Please provide roofer contractor used before or roofing system information.	
15	B.2.2	Drawing A121 Men and Women restroom first floor and 162 toilet room, doesn't call for new grab bars, please clarify if we need to provide.	There are existing grab bars located in men's and women's rooms 102 and 101. These shall be retained for reuse.
16	B.4	Who is responsible for obtaining the building permit?	General permit has been obtained. All other requested permits are the responsibility of the Contractor.
17	B.4.2	Is the theater going to remain open to the public during the replacement of the Fire Alarm System?	No. See Section B.3 of the solicitation.
18		Will this be a one for one replacement or is the Fire Alarm System going to be brought up to code?	The fire alarm system shall be brought up to code. Refer to electrical contract documents.
19		Are there any buy American clauses or other government funding clauses we need to be aware of?	Yes. The resulting contract will contain the standard funding related clauses including the Buy American and Ant-Deficiency clauses.
20		Is there any known asbestos? If so, has the building been abated? Is a report? Have the asbestos/lead paint hazards been identified?	See Note 11 on the A-100 series drawings.

EXHIBIT 3

IF YOU HAVEN'T JOINED OUR CONSTANT CONTACT EMAIL DISTRIBUTION LIST, PLEASE CHECK "NO" BELOW AND WE WILL SEND YOU AN EMAIL INVITATION TO JOIN

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Additional Upgrades for Lincoln Theatre
Solicitation #: DCAM-15-CS-0094
Site Visit
May 27, 2015
Sign-in Sheet

1. Name: Alex Padurici - Herbert Phone: 202-636-1091
Company: AVSmart, LLC
Email Address: apadurici@avsmoot.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Masonry + Windows
Interested in bidding as a prime or a subcontractor? Subcontractor
2. Name: Hector Machorro Phone: 703-856-1814
Company: 4-LOBOS INC.
Email Address: hmachorro@4lobosinc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? YES
3. Name: David Yang Phone: 301-602-0678
Company: D.C. Electric
Email Address: david-yangjr@yahoo
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: FIRE ALARM
Interested in bidding as a prime or a subcontractor? Sub
4. Name: Charles Hawkins Phone: 202-438-4248
Company: CMS CONTRACTING
Email Address: CMSAndContractors.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Roof
Interested in bidding as a prime or a subcontractor? Sub.

IF YOU HAVEN'T JOINED OUR CONSTANT CONTACT EMAIL DISTRIBUTION LIST, PLEASE CHECK "NO" BELOW AND WE WILL SEND YOU AN EMAIL INVITATION TO JOIN

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Additional Upgrades for Lincoln Theatre
Solicitation #: DCAM-15-CS-0094
Site Visit
May 27, 2015
Sign-in Sheet

1. Name: Randy Carroll Phone: 202-997-8499
Company: Keystone Plus
Email Address: RCarroll@Keystonedc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: General Const. & Elec.
Interested in bidding as a prime or a subcontractor? Yes
2. Name: David Steury Phone: 301-474-9300
Company: MetroTech Systems
Email Address: dsteury@metrotechfire.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: fire alarm
Interested in bidding as a prime or a subcontractor? sub
3. Name: David Young Phone: 2/107-9014
Company: Fire Alarm
Email Address: DavidYoung@icmail.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: FIRE ALARM
Interested in bidding as a prime or a subcontractor? sub
4. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____