

**Attachment A3**  
**Scope Delineation Matrix**

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Description	DC Scope			VMP Scope		Comments	Notes
	HD	LD	VD	LD	VD		

**Quick Glance Overview of Scope Responsibilities:**

	DC			VMP		
Adaptive Reuse						
Community Center			DC			
Bio-Filter Fountain			DC			
Scrim Fountain			DC			
Waterfall Fountain			DC			
Spray Fountain			DC			
Memorial Fountain			DC			
North Service Court Fountain					VMP	
Park			DC			
Demolition	DC				VMP	
Earthwork	DC				VMP	
Site Utilities		DC			VMP	
Internal Streets					VMP	
Street Scape			DC		VMP	
Off-Site Improvements					VMP	
McMillan Parcels 1, 2, 3, 4 and 5 Vertical Construction					VMP	1,20

**Detailed Breakdown of Scope Responsibilities:**

	DC	LD	VD	VMP	Comments	Notes
<b>Adaptive Reuse</b>					No Portal Walls or Cell work in Adaptive Reuse.	2,3
<b>Substructure</b>						
Foundations - Regulator Houses, Sand Bins, Sand Washers		X				
<b>Shell</b>						
Superstructure			X			
Exterior Enclosure			X			
Roofing			X			
<b>Interiors</b>						
Interior Construction			X			3
Stairs			X			3
Interior Finishes			X			3
<b>Services</b>						
Plumbing - Interior		X			Stub out 5' from building	3
HVAC			X			3,5
Fire Protection - Interior		X			Stub out 5' from building	3
Electrical - Interior		X			Stub out 5' from building	3
Plumbing				X		6
Fire Protection				X		6
Electrical				X		6

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<b>Equipment &amp; Furnishings</b>							
Equipment - Restore Existing Sandwashers			X		X		3,7
Equipment - Walking Museum			X		X	1/2 Walking Museum in each managed scope.	8
Furnishings			X				3
<b>Special Construction &amp; Demolition</b>							
Special Construction			X			Fabric Covered shade structure in Service Court	3
Selective Building Demolition	X	X				As relates to Regulator Houses, Sand Bins, Sand Washers	9
<b>Sitework</b>							
Site Improvements - Salvaged Concrete Benches, curved benches, planting allowance		X	X		X	N.S.C. w/VMP; S.S.C. w/DC	3
<b>Community Center</b>							10
<b>Design</b>							11
Conformance to overall LEED Neighborhood Development (ND) requirements		X	X				
<b>Substructure</b>							
Foundations			X				
Basement Construction			X				
<b>Shell</b>							
Superstructure			X				
Exterior Enclosure			X				
Roofing			X				
<b>Interiors</b>							
Interior Construction			X				
Stairs			X				
Interior Finishes			X				
<b>Services</b>							
Plumbing			X			Stub out 5' from building	
HVAC			X				
Fire Protection			X			Stub out 5' from building	
Electrical			X			Stub out 5' from building	
<b>Equipment &amp; Furnishings</b>							12
Equipment			X				
Furnishings			X				
<b>Special Construction &amp; Demolition</b>							
Special Construction			X			Swimming Pool	
<b>Sitework</b>							
Building Related Sitework			X			Limited to ped. Bridge & utility vault	
Site Civil / Mechanical Utilities			X			Road closing & tap fees	
<b>Indirect Cost</b>							

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	HD	LD	VD	LD	VD		
Design Contingency			X				
<b>Bio-Filter Fountain</b>							13
<b>Services</b>							
Plumbing			X				
Site Civil/Mechanical Utilities			X				
HVAC			X				
<b>Sitework</b>							
Building Related Sitework			X			Fountain structure, vault, reservoir.	
Building Related Sitework - Electrical			X			Electrical for fountain	
<b>Scrim Fountain</b>							13
<b>Services</b>							
Plumbing			X				
Site Civil/Mechanical Utilities			X				
<b>Sitework</b>							
Building Related Sitework			X			Fountain reservoir.	
Building Related Sitework - Electrical			X			Electrical for fountain	
<b>Waterfall Fountain</b>							13
<b>Services</b>							
Plumbing			X				
Site Civil/Mechanical Utilities			X				
<b>Sitework</b>							
Building Related Sitework			X			Fountain reservoir, ductile concrete, and SS floor grate.	
Building Related Sitework - Electrical			X			Electrical for fountain	
<b>Spray Fountain</b>							13
<b>Services</b>							
Plumbing			X				
Site Civil/Mechanical Utilities			X				
<b>Sitework</b>							
Building Related Sitework			X			Fountain reservoir and basin	
Building Related Sitework - Electrical			X			Electrical for fountain	
<b>Memorial Fountain</b>							13
<b>Sitework</b>							
Building Related Sitework			X			Allowance for complete fountain installation	
<b>North Service Court Fountain</b>							13

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	HD	LD	VD	LD	VD		
<b>Substructure</b>					X		
Foundations					X	Includes foundations and walls	
<b>Sitework</b>							
Building Related Sitework					X	Allowance to include all finishes	
<b>Park</b>							13
<b>Substructure</b>							
Foundations			X			Includes foundations and walls for Park Bridge	14
<b>Special Construction &amp; Demolition</b>							
Special Construction - Play Area Equipment			X				
<b>Sitework</b>							
Building Related Sitework			X			Includes all landscaping, hardscaping, pedestrain bridge at the South Parcel within perimeter sidewalk.	
Non-Building Related Sitework (Electrical)			X			Site lights. Not main service to site.	
Other Site Construction (Irrigation)			X			South Parcel only	
<b>Demolition</b>							
<b>Substructure</b>							
Foundations		X				As relates to Cell #28 and portal walls at South Service Court - Permanent	
Foundations				X		As relates to Cell #14 - Permanent	
<b>Shell</b>							
Exterior Enclosure	X					Includes dowels in Nth & Sth SSC portal walls (B2010) and construction of structural slab above Cell #28 (B1010)	
Exterior Enclosure				X		Includes dowels in Cell 14 portal walls (B2010) and SS cross braces in Cell #14 (B1020)	
<b>Special Construction &amp; Demolition</b>							
Temporary Shoring Of Cell Ceilings Per Demo Permit Drawings	X					Includes shoring for cell #28, and cells adjacent to both Portal Walls in the South Service Court.	
Temporary Shoring Of Cell #14 divider wall Per Demo Permit Drawings	X					Includes forming and flowable fill along West divider wall.	
Demolish Cells (Ceilings, Walls, Columns, and Floors)	X						
Demolish Road Cuts in South Service Court North Wall					X		16
Haul-off Demolished Cells	X						
<b>Sitework - Building Related</b>							
Remove Soil From Top Of Cells Including Haul-off	X						
Remove Sand From Inside Cells Including Haul-off	X						
Underpinning Foundations		X				As relates to portal walls at South side of South Service Court - Permanent	

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Description	DC Scope			VMP Scope		Comments	Notes
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Underpinning Foundations		X				As relates to portal walls at North side of South Service Court - Permanent	
<b>Earthwork</b>							15
Substructure							
Foundations		X				As relates to the Park retaining walls and South Service Court Fountains. Includes piles, footings, and walls.	
<b>Sitework</b>							
Support Of Excavation Per Demo Permit Set Drawings	X						
Support Of Excavation Remaining					X	Allowance for remaining work that was not included in Demo Permit Set Drawings. Yet to be designed.	
Earthwork Excavation/Fill/Fine Grading		X				Park & Community Center areas only. (Parcel 6)	
Earthwork Excavation/Fill/Fine Grading					X	North & Central Parcels only.	
<b>Site Utilities</b>							
Services						Includes Dry Utilities by Davis Utility Consulting	15, 17
Electrical		X				All electrical service shown within the South Service Court & Park + Grounding System	
<b>Sitework</b>							
Building Related Sitework - Site Preparation		X			X	Allowance for street cut & patch at utility tie-in.	18
Building Related Sitework - Site Civil / Mechanical Utilities		X				Storm drain, cistern, shoring for excavation, gas, sanitary sewer and water lines in South Service Court to feed Park & Community Center.	
Building Related Sitework - Site Civil / Mechanical Utilities					X	Storm drain, cistern, shoring for excavation, gas, sanitary sewer and water lines North of the South Service Court. Also includes bio-retention basins at Townhomes in Central Parcel.	
Building Related Sitework - Electrical		X				Main PEPCO trunk line in South Service Court including manholes and ductbank.	
Building Related Sitework - Electrical					X	Main PEPCO trunk line in North of the South Service Court including manholes and ductbank. Includes direct bury cable power feeds to Townhomes.	
<b>Internal Streets</b>							15
<b>Sitework</b>							
Building Related Sitework					X	Paving, curbs, and sidewalks between the North and South Service Courts.	

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<b>Street Scape</b>							15
<b>Substructure</b>							
Foundations					X	Stem wall at stairs along N. Capital Street.	
<b>Sitework</b>							
Building Related Sitework SSC w/DC			X			Pavers, landscaping, curbs, benches in South Service Court.	
Building Related Sitework NSC center isle			X			Pavers, landscaping, irrigation, benches in North Service Court within Lots 803A & 803B.	
Building Related Sitework NSC outside of center isle					X	Pavers, landscaping, irrigation, benches in North Service Court not within Lots 803A & 803B.	
Non-Building Related Sitework SSC w/DC			X			Lights in South Service Court southern portal wall. Includes lights in North Service Court except at fountain.	
Non-Building Related Sitework NSC w/VMP					X	Lights in South Service Court northern portal wall.	
Other Site Construction SSC w/DC			X			Irrigation in South Service Court & Lots 803A & 803B in N.S.C.	
Other Site Construction NSC w/VMP					X	Irrigation in North Service Court (excluding within Lots 803A & 803B), North & Center Parcels.	
<b>Off-Site Improvements</b>							19
<b>Sitework</b>							
Non-Building Related Sitework					X	Lane additions, milling and paving, pavement marking, street signs, concrete median, curb & gutters and red lights around three sides north of the South Service Court.	
Non-Building Related Sitework					X	Milling and paving, pavement marking, street signs, concrete median, curb & gutters and red lights around three sides south of the South Service Court.	
Site Civil / Mechanical Utilities					X	Relocate gas line along Michigan Ave.	
<b>McMillan Parcels 1, 2, 3, 4 and 5 Vertical Construction*</b>							1,20
Design							

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Conformance to overall LEED Neighborhood Development (ND) requirements				X	X		
<b>Substructure</b>							
Foundations					X		
Basement Construction inc. all SOE necessary					X		
<b>Shell</b>							
Superstructure					X		
Exterior Enclosure					X		
Roofing					X		
<b>Interiors</b>							
Interior Construction					X		
Stairs					X		
Interior Finishes					X		
<b>Services</b>							
Plumbing					X		
HVAC					X		
Fire Protection					X		
Electrical					X		
<b>Equipment &amp; Furnishings</b>							
Equipment					X	Walking Museum items applicable to parcel per master plan.	
Furnishings					X		
<b>Special Construction &amp; Demolition</b>							
Special Construction					X		
<b>Sitework - Building Related</b>							
Site Improvements					X		
Site Civil / Mechanical Utilities					X	Road closing & tap fees inc. all work necessary in public roads adjoining the parcels north of the SSC.	

Notes:

- 1 Not part of design bridging documents, added for scope clarification
- 2 Design Documents: 'McMillan Adaptive Reuse' and 'Resources Stabilization & Restoration'
- 3 Current scope for Adaptive Reuse is as shown in the Stabilization and Restoration permit drawings, as well as infrastructure (not shown) for future Adaptive Reuse and restoration of the portal walls to remain (not shown). Future Adaptive Reuse is not in current construction scope for DGS beyond infrastructure, the 30% Adaptive Reuse documents should be used for reference only for possible future work to occur at a later date.
- 4 NOT USED
- 5 RH6 only
- 6 Trunk line utilities to within 5' of historic assets within north service court.
- 7 VMP to move, position and restore sandwashers at NSC fountain
- 8 Design Document: 'McMillan Park: Walking Museum Interpretive Experiences'

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- 9 Also includes all pavement and existing service court surfaces to be demolished by DC.
- 10 Design Documents: 'McMillan Community Center'
- 11 Added for scope clarification
- 12 All FF&E necessary for a complete turn-key handover.
- 13 Design Documents: 'McMillan Slow Sand Filtration Site' - Hardscape, Landscape, Irrigation
- 14 Includes stem walls at stairs on grade
- 15 Design Documents: 'McMillan Slow Sand Filtration Site' - Open Site and 'McMillan Slow Sand Filtration Site - Demolition Permit'
- 16 VMP responsibility
- 17 Envision McMillan Dry Utility Plan, Dated December 30, 2015
- 18 VMP responsible for their street cuts and tie-ins for their services - estimate should reflect accordingly
- 19 Design Documents: Arial photographs with overlay scope comments and "Summary of Improvements and Recommendations" for Off-site Improvement w
- 20 Design Documents TBD