

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

INTERIOR RENOVATION AND MODERNIZATION OF THE
OFFICE OF CABLE TELEVISION HEADQUARTERS

Solicitation No.: DCAM-13-CS-0003

Addendum No. 8
Issued: November 13, 2012

This Addendum No. 8 is issued and hereby published on the DGS website on November 13, 2012. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1

The proposal date is hereby changed from Wednesday, November 14, 2012 by 2:00 pm EST to **Friday, November 16, 2012 by 2:00 pm EST.**

Item #2

Response to Offeror Request for Information (RFI): Please see the attached.

- End of Addendum No. 8 -

By: _____


JW Laum
Associate Director/ Contracting Officer

Date: _____

11/13/12

INTERIOR RENOVATION & MODERNIZATION OF THE OFFICE OF CABLE TELEVISION HQ

RESPONSE TO RFI'S

Q-1. Ref: Q-2. The response states that the Low Voltage Cabling (Alt.1) is to be included in the Base Bid. But then it says that it is not part of the Base Bid. Please clarify this discrepancy.

Response: *Telecom are not part of the Base Bid. General Contractor to provide necessary electrical infrastructure as indicated in drawing packages to support the 4 technology disciplines. This will include but not be limited to: core drills, cable pathways, cable trays, and wall boxes / conduits.*

Q-2. Addendum 5 added a Bid Item 0003 for Sound Sealed Door, per Acoustic note #A14 (which says to provide sound sealed door if privacy is needed). RFI Q-26 part C says to provide an Add Alternate price for sound sealed door. What is the quantity? This cannot be determined prior to the bid.

Response: *Please provide the cost for a single sound sealed door that will apply to each required door, quantity to be determined in the field prior to construction*

Q-3. CLIN 0009 and CLIN 0010 have the same description but different units of measure. Please clarify.

Response: *CLIN 0009 is correct. Please delete CLIN 0010.*

Q-4. RFI Q-9 from Addendum 5 asked about Spec. Section 057300 Decorative Metal Railings, but it seems to have been responded to by the Civil Engineer. Our question is about interior decorative railings. Are any new Decorative Metal Railings required for this project? If so, where are they located?

Response: *No new interior decorative railings required.*

Q-5. If the existing roof insulation thickness is unknown, and you are telling us to “match existing” thickness and type for the new insulation in Q-12 from Addendum 5, what thickness or R-Value are we supposed to base our bid on?

Responses: *The overall roof/ceiling assembly is to meet a minimum R-49 as based on DCMR 12I Energy Conservation Code 2008.*

Q-6. RFI Q-18 part E in Addendum 5 asked about Patching all Slab Cracks in exist conc floor, per Note 4 on dwg. S0.1. Since the floors are currently covered, please provide us a quantity or percentage of area to be patched.

Response: *Contractors shall allow for patching around 100 linear feet of minor cracks (in addition to the major crack noted on structural drawings), and provide a unit price per linear foot of minor cracks above the 100 feet.*

Q-7. RFI Q-18 part F in Addendum 5 asked about Patching Cracks in Masonry Walls, per Note 5 on dwg. S0.1. You added an Allowance Bid Item 0007 to Patch Cracks in 15% of exist Masonry Walls. Please clarify if this is for interior or exterior walls, and how it relates to Bid Item 0005 Re-point 15% of exist Mortar Joints?

Response: *This applies to both exterior walls and interior walls that are scheduled to remain – 15% of the building exterior walls, and 5% of building interior walls.*

Q-8. Doors listed as ETR have notes about repairing or replacing damaged doors. All of these doors will only be replaced by a change order, unless you can tell us specifically which doors to replace, and with what specific type of doors, seals & hardware we are to provide. Please confirm this.

Response: *Since exact doors and quantities are not able to be identified at this point, GC should provide unit pricing for replacement of a single interior door which can then be applied to the total quantity once that is determined during construction.*

Q-9. Interior Glass Windows appear to be drawn in the partitions next to all 16 of the Office door HM Frames. Please provide details and elevations of these windows, or a detailed written description including all required dimensions of the openings and what type of glass is required.

Response: *Sidelights to be 3'-0" wide ½" thick clear tempered glass set in 1"H stainless steel floor channel and recessed into drywall at the top. Clear silicone sealant at all joints. See attached Section. (Attachment A).*

Q-10. RFI Q-50 from Addendum 5 asks for a Unit Price for repair of steel & masonry at existing Lintels, but there is no Bid Item for this. Please advise if this is required, and how we should provide this pricing.

Response: *Yes, the work is required.*

Q-11. RFI Q-53 from Addendum 5 says to provide additional C8 Channels IF the existing roof openings are not framed. Since we cannot know this prior to bid, what condition should we base our bid upon?

Response: *The as-detailed condition assumes that openings are not framed – this should be the bid assumption.*

Q-12. RFI Q-54 from Addendum 5 says to provide Storeroom hardware #6 for the six Expanded Metal Cage Doors. Do we need to provide the Closers and Floor Stops for these doors, or just the Storeroom Lever Lockset and Hinges?

Response: *Only Storeroom Lever Lockset and Hinges required. No closers or floor stops are required.*

Q-13. The Acoustical Report was issued as Exhibit 4 in Addendum 5. RFI Q-56 asked about this report. Please confirm that all information in this report is “for information only” and that only the work specifically shown on the drawings will be included in our contract.

Response: *Only work listed in the Contract Documents is required work by the GC. The report was provided for information only to supplement the notes if there were any additional questions.*

Q-14. Acoustical Note A8 on dwg. 0-A2.0 calls for tempered glass and a 4” airspace in the walls of Rm. 027 Master Control. Please provide details of the framing that holds the glass, the Sill and Head conditions, the overall height of the glass, and the spacing of the horizontal & vertical mullions.

Response: *Glass to be set in a recessed channel in drywall. Width of glass is 9’-0” on both sides of master control, as shown on the plans. Glass to start at 3’-6” AFF and extend to 8’-6” AFF.*

Q-15. Acoustical Note A9 on dwg. 1-A2.0 calls for 3/8” glass in the curved wall of Rm. 109 CONF A. Please provide details of the framing that holds the glass, the Sill and Head conditions, the overall height of the glass, and the spacing of the horizontal & vertical mullions.

Response: *Glass to be 3’-0” wide x 3/8” thick clear tempered glass set in 1”H stainless steel floor channel and recessed into drywall at the top. Clear silicone sealant at all joints. See attached Section. (Attachment A).*

Q-16. Acoustical Note A12 on dwg. 0-A2.0 says “Provide New 2-1/2” IAC Noise Lock STC-51 Door” and is noted at the existing doors going into the two studios. The Door Schedule says these doors are ETR (Existing to Remain). Please confirm these new Noise Lock doors are NOT part of this contract, or provide specific sizes, specifications, hardware requirements and Door Numbers where this would apply.

Response: *The floor plan is correct and the door schedule is incorrect. The floor plan calls for 2-1/2” IAC Noise Lock STC 51 doors. Noise locks are required at all doors where Note A12 is called out.*

Q-17. There are 2 Metal Cat Walks shown on mechanical dwg. M1.3.1 crossing over the ducts by AHU #2 & 3. Please provide details of these, and specify the material they should be fabricated from.

Response: *Aluminum ladder, secured to the roof, crossover the duct. Contractor will need to use appropriate fasteners to inhibit galvanic corrosion between aluminum and the steel it is fastened to.*

Q-18. There are no details that show any wood blocking at the roof edges or on the parapet walls. Please confirm that all wood blocking is existing to remain, or provide replacement details to bid on.

Response: *Any blocking under finishes that remain can remain in place with those finishes. Existing blocking exposed when finishes are demolished can remain for attachment of new finishes if it does not show signs of insect infestation, mold, or water damage. Existing blocking that will interfere with placement of new finishes should be removed. Contractor can assume replacement of 5% of existing blocking scheduled to remain. See architectural roofing details for any new blocking required.*

Q-19. The mechanical drawings indicate pipe is to be routed into an existing floor trench. However, during the site visit, there was no trench to be found. Are we to construct a trench? If so please provide a design and details.

Response: *Yes, a trench is needed to be constructed. See attached detail. (Attachment B)*

Q-20. There are a lot of toilet accessories shown on A6.1 that are not listed under Restroom Accessories shown on A6.0. The Restroom accessories shown on A6.0 stops at B18 but on A6.1 B19 through B25 are shown. Please provide accessory name, manufacturer/model number, and mounting heights.

Response: *All accessories shown on the plans are to be provided by the GC. Preferred manufacturers are Bobrick, Kohler, or Bradley. OTJ will approve any stainless steel selection from these lines (or approved equal) for each accessory not specified directly for B19-B25.*

Q-21. On elevation 7 on A6.1 for Restroom 014, there are several accessories shown that do not correspond to the legend of Restroom Accessories on A6.0. Please review and advise which accessories are required.

Response: *See question #21*

Q-22. On elevation 6 on A6.1, a B16 accessory is shown as a mirror. However per the legend on A6.0 this is a urinal screen. Please confirm that a mirror is required and provide accessory name, manufacturer/model number, and mounting heights.

Response: *All Mirrors are to be as specified on “B-11, B-14, or B-17” Size based on elevation, which is to scale. Urinal Screens are to be as specified on “B-16”*

Q-23. On drawings A6.0 bathroom 012, 013, 143 and 142 are shown to receive a B11 mirrors. On elevation 1, 2, 4, and 5 on A6.1 show the mirrors as B16, which is a urinal screen per the legend. Please confirm a B11 is required at these locations.

Response: *See Question 23.*

Q-24. On elevation 11 on A6.1 for Restroom 104, a B17 accessory is shown as a mirror. However on A6.0 restroom 104 is to receive a B11 mirror. Please review and advise which mirror is required.

Response: *See Question 23.*

Q-25. Per addendum 5, all windows are to receive blinds. However, there are no sizes listed for windows nor are there any elevations of windows. Please provide window sizes and quantities.

Response: *Estimated Window Sizes and quantities should be determined by the GC based on the scaled plans and building elevations. GC must verify all window dimensions and locations on site during construction prior to ordering new blinds.*

Q-26. As per Addendum 5 drawing C2.0, you require “cleaning & video inspection of the on-site exterior sanitary sewer system (outside the building)”. After site inspection, can you please identify the estimated footage, pipe size, access, maps, and locations of the sanitary sewer system?

Response: *Length of on-site exterior sanitary sewer piping is depicted on the plans, shown per record information. Force main pipe is a 4” cast iron pipe from the exterior sump pump manhole to the gravity sanitary manhole, per record information. The on-site gravity sewer system is 8” ductile iron pipe, per record information. Locations of sump pump manhole is shown on the plans. Location of sanitary sewer gravity system manholes were not field verified. Contract to field verify location(s).*

DC Water record plans are provided as Attachments C and D for Supplemental information only, and are not field verified. Contractor to field verify.

Q-27. Design is short of Capacity for Boiler (3468-1918=1558 MBH) and Chiller (337-195=142 TONS). We do not anticipate that these differences can be factored into the diversity of the loads (=72% short). How is this to be resolved?

Response: *Boilers and chiller capacities have been revised. See drawing M6.01, revision 2. (Attachment E). Attachments F and G are also submitted respectively for electrical and plumbing related revisions.*

Q-28. It appears there is a 63% difference between the CFM/SF of the two units. B) It also appears there is a inverse relationship between CFM/SF & SF/TON. Can the difference be attributed to the respective load concentration?

Response: *The AHU's serving the studio spaces will have significantly different SF/TON valves than the AHU serving the office spaces simply due to the number of air changes in the studio spaces. The differencing programs of the respective units will result in skewed check figures.*

*****Per Previous RFI Document regarding the specifications for carpets C-1 & C-2, a replacement carpet has been selected and is listed below. Contact Jeff Shine for pricing –phone 703-989-2400 or email Jeff_shine@mohawkind.com:**

Carpet 1 (C1) -

Manufacturer: Bigelow
Style Name: Travel Time Modular
Style Number: BT307
Color: 7889 Landscape with red stripe
Product Type: 24 x 24 Modular
Sustainable Content: Contains 38% pre-consumer recycled content by total weight Stitches Per Inch and is manufactured within a 500 mile radius

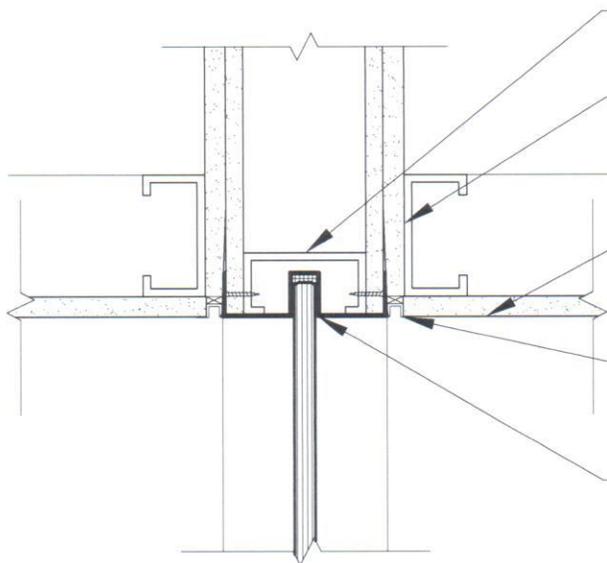
Carpet 2 (C2) -

Manufacturer: The Mohawk Group
Style Name: Coordination EcoFlex ICT
Style Number: BT095
Color: 8343 Relevant
Product Type: 24 x 24 Modular
Sustainable Content: Contains 39% pre-consumer recycled content by total weight Stitches Per Inch and is manufactured within a 500 mile radius

Attachment A
GLASS WALL DETAIL



LINE OF STRUCTURE ABOVE,
CONCRETE SLAB OR STEEL DECK.



METAL STUD AS NEEDED

LAYER DRYWALL AS NEEDED TO MATCH
DIMENSION OF WALL AT DOOR HEAD

CEILING, REFER TO RCP.

1/4" X 1/4" REVEAL, PAINT TO MATCH
CEILING

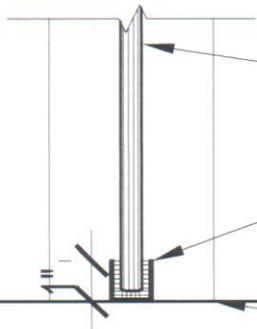
GLAZING TRACK 'DMGT'

BY FRY REGLET (OR EQUAL) IN POLISHED
CHROME WITH RUBBER GAZETTING.

MATCH WIDTH OF CONCEALED CLOSER
COVER PLATE. TRACK SHOULD BE
MITERED FOR SEAMLESS FIT IN FACETTED
WALL.

1/2" THICK TEMPERED GLASS

STAINLESS GLAZING CHANNEL



SPECIFIED FLOOR

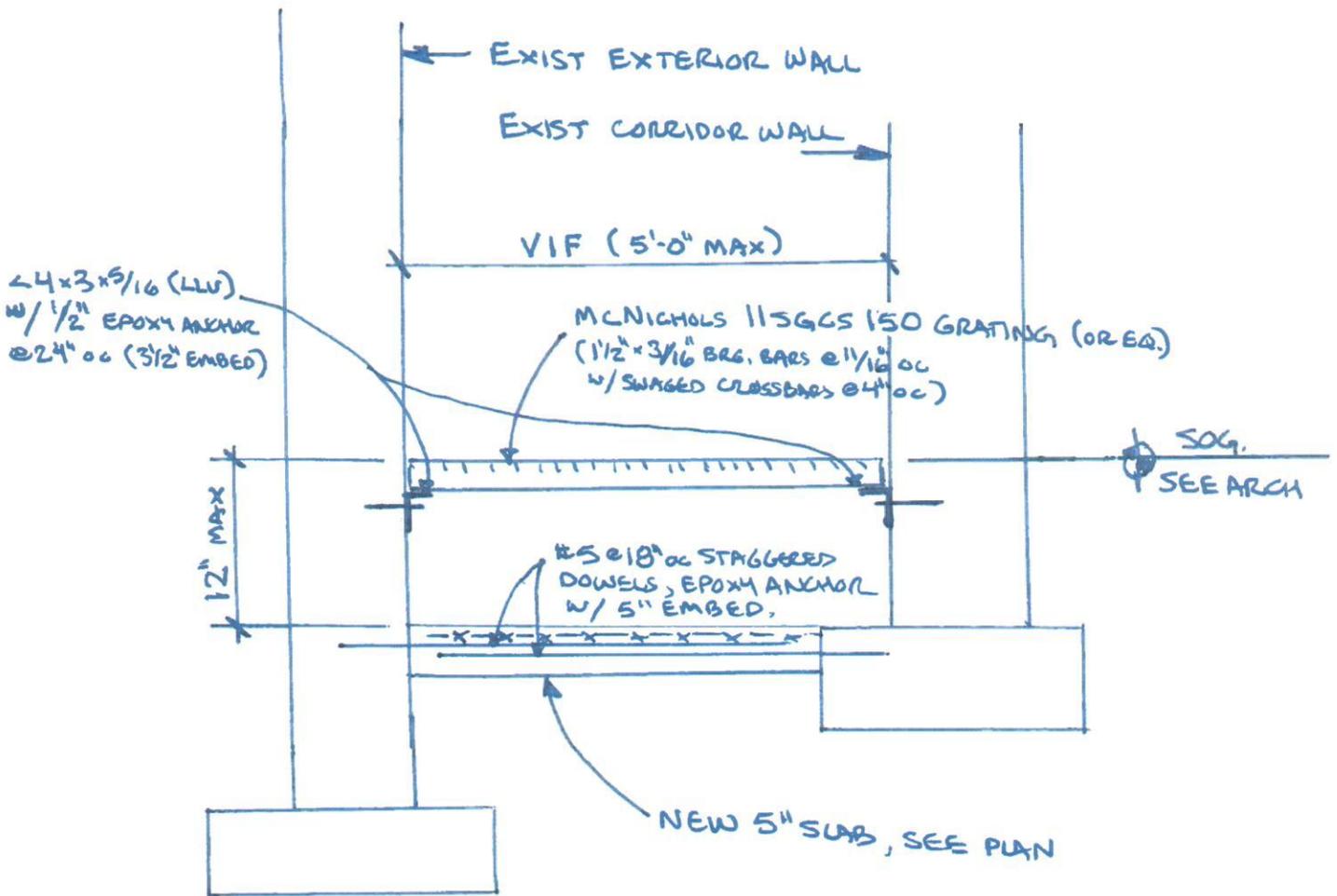
OS AT 24"

RED.



TEMPERED GLASS PARTITION

Attachment B
TRENCH DETAIL



OCT RELOCATION TRENCH DETAIL

NO SCALE

11.09.12

Attachment C
BET DC WATER PLAN

Attachment D
BET DC WATER PROFILE

Attachment E
DRAWING # M6.01 -
(MECHANICAL SCHEDULES)

Attachment F

DRAWING # E6.02 –

(LUMINAIRE & MECHANICAL EQUIPMENT SCHEDULE)

Attachment G
DRAWING # P6.01 -
(PLUMBING RISER DIAGRAMS/
GAS & DOMESTIC WATER)
