

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. 5
Issued: November 1, 2012

This Addendum No. 5 is issued and hereby published on the DGS website on November 1, 2012. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1

The proposal date is hereby changed from Tuesday, November 6, 2012 to **Wednesday, November 14, 2012 by 2:00 pm EST**. Proposals are to be hand-delivered or mailed to Frank D. Reeves Center, 2000, 14th Street, NW, 8th Floor, Washington, DC 20009.

Item #2

Site Visit: A mandatory site visit is scheduled for **Wednesday, November 7, 2012 at 10:00 am EST**.

Item #3

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

Item #4

See revised Form of Offer Letter (Attachment B).

- End of Addendum No. 5 -

By: _____

JW Lanam

Associate Director/ Contracting Officer

Date: _____

11/1/12

**INTERIOR RENOVATION & MODERNIZATION OF
THE OFFICE OF CABLE TELEVISION HQ**

RESPONSE TO OFFEROR RFI'S

Q-1. The Specifications outline some Masonry Restoration requirements, and the Exterior Elevation drawings, A7.0 - A7.2 vaguely show some areas where restoration will be required. Please provide specific quantities for Masonry Surface Repair, tuck pointing, crack repair, Preliminary Cleaning, Final Cleaning and re-caulking of joints around windows, etc., so we are able to price this work. If quantities cannot be provided by the owner or architect, then you should consider using an allowance in the bid to cover this undeterminable amount of work.

Response: Contractor shall provide:

- ***an allowance to re-point 15% of existing exterior mortar joints. Provide a unit cost for any additional re-pointing which may be required during construction.***
- ***an allowance for new sealant at 40% of existing exterior wall joints. Provide a unit cost for any additional re-pointing which may be required during construction.***
- ***an allowance to patch cracks in 15% of existing masonry walls due to cracking. Provide a unit cost for any additional patching which may be required during construction.***

Contractor is encouraged to visit the site and provide an quantified allowance for any additional masonry repair and unit cost not specified.

Q-2. The RFP contains a Proposal Form of Offer (Attachment B) which only lists a Base Bid and an Option 1 for a Green Roof. Drawing A0.0 lists Two (2) ADD ALTERNATES (#1 Low Voltage Cabling for Voice/Data & Security, and #2 Window Blinds) and Two(2) DEDUCT ALTERNATES (#1 Operable Partition, and #2 Operable Glass Partition). Please issue a new Proposal Form indicating which alternates are required.

Response: Add alternates as described on sheet A0.0 are to be included within the base bid and scope of the project. These are no longer to be considered additional cost items. The Low Voltage Cabling for Voice/Data & Security is not part of the base bid package the Contractor is 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-3. The plans nor the specifications note where to provide the horizontal blinds. Please clarify the scope of the horizontal blinds.

Response: All windows to receive horizontal blinds.

Q-4. Please provide the following referenced specs:

- a. Section 232113 "Hydronic Piping"

Response: Specification Section 232113 will be provided, see Exhibit 2.

- b. Section 232300 "Refrigerant Piping"

Response: Specification Section 232300 is not required.

Q-5. Drawing C2.0, General Site Plan Note 3. The note refers to crack repair in existing asphalt paving. It is not possible to quantify the number of cracks prior to the bid. Please provide a quantity of crack repair for us to base our bid on.

Response: Total length of crack repair is not quantified. Proposal shall be based on a site visit to determine the extent of pavement repair required.

Q-6. Drawing C2.0, General Site Plan Note 4. The note states to apply a sealant on all parking lots. Does this include the three large parking lots to the west of the building? Does this include the smaller parking lot to the east of the building? Please note that these four (4) parking lots are all outside the LOD (limit of disturbance).

Response: All asphalt parking lots on the property shall have asphalt sealant installed, including the three (3) large parking lots to the west, the small parking lot to the east, and including all asphalt vehicle surfaces on the property such as parking lot drive aisles.

Q-7. Drawing C2.0, General Site Plan Note 12. The note says to clean and video inspect the onsite sanitary sewer system. Please confirm that this is a requirement for the project as there is no new utility work on this contract.

Response: Cleaning and video inspection of the on-site exterior sanitary sewer system (outside of the building) is a requirement for the project to confirm that the sanitary sewer system is in adequate condition for reuse.

Q-8. Where are the Pipe & Tube Railings, Ladders & Bollards required? There is a specification, but they are not shown on the drawings.

Response: Specification Section 05521 Pipe and Tube Railings (Exterior) refers to the exterior handrail work indicated on Civil sheet C2.0. Refer to other disciplines for work related to Ladders & Bollards.

Q-9. Where are the Decorative Metal Railings required to be provided? There is a specification but they are not shown on the drawings.

Response: *Specification Section 323119 Decorative Metal Fences and Gates refers to the fence work noted on Civil sheet C2.0. Decorative Metal Railings are not specified on the Civil scope of work; refer to other disciplines for work related to Decorative Metal Railings.*

Q-10. Does the entire roof area shown on drawing 3-A2.0 get replaced with new insulation & EPDM Membrane?

Response: *Yes*

Q-11. What is the thickness of the existing roof insulation to be removed?

Response: *Unknown. It is the responsibility of the Contractor to determine thickness.*

Q-12. What thickness and type of new roof insulation will be required? The EPDM Roofing specification lists several different types, and does not give thicknesses required.

Response: *Match existing.*

Q-13. What are the limits of the Tapered Roof Insulation, and the maximum thickness at the high points?

Response: *If the question relates to existing tapered insulation, the Owner has no way of knowing how thick it is, as the Architects is not authorized to do any level of demolition during inspection work on site. If the question relates to new tapered insulation, it is not a structural issue. See Architectural drawings for thickness of base course of insulation, and measure longest diagonal from roof drain to perimeter of roof. Additional thickness above base course will be 1/4" per foot of length of longest diagonal.*

Q-14. There are several specs for Alum/Glass Entrances & Storefront. Are any of the exterior Storefront or Windows being replaced? If not, what are these specs for? Please clarify if there are any new entrances or storefronts on this project.

Response: *Door type D2, refer to door schedule. No windows to be replaced, unless upon further inspection any are cracked or damaged due to building being vacant for an additional year.*

Q-15. Specification Section 081217 is Aluminum frames for Interior partitions, which would include glazed windows in GWB partitions. There are no cuts, details or elevations of these walls. Please provide information to base our bids on, since nothing is shown.

Response: *No windows to be replaced, unless upon further inspection any are cracked or damaged due to building being vacant for an additional year. If so, new windows would match existing in size and depth. Provide a unit cost to replace windows as necessary.*

Q-16. There are OTC Specific Door Hardware SPECS in a box on dwg. A0.4. Are these items in our contract? What Specification Section are they a part of?

Response: *Yes. The Contractor shall be responsible for procurement and installation of all items listed within the OTC Specific Door Hardware SPECS.*

Q-17. There are many new Wall Panels noted & described on 0-A2.0, but no Specifications. Please provide Specifications.

Response: *Any fabric wrapped fiberglass panel that has a published NRC rating complying with that listed on the drawings, with a thickness and density as listed on the drawings will be considered. Tackable panels will not be considered.*

Q-18. There are extensive notes on many architectural drawings related to the existing conditions, such as Repair/Refurbish/Replace if necessary. Please provide quantities for all of the following items (or clarify that they will be paid for as Change Orders). It is not possible for the Contractor to quantify all this work prior to the bid. To quantify this work would take several weeks of field investigation.

a. Re-point mortar joints at exterior CMU masonry (dwg. A7.0 – A7.2)

Response: *The Contractor shall provide an allowance to re-point 15% of existing exterior mortar joints. Provide a unit cost for any additional re-pointing which may be required during construction.*

b. Replace Sealants at ext. Wall Joints (dwg. A7.0 – A7.2)

Response: *The Contractor shall provide an allowance for new sealant at 40% of existing exterior wall joints. Provide a unit cost for any additional re-pointing which may be required during construction.*

c. Replace Sealants at ext. Window Frame Joints (dwg. A7.0 – A7.2)

Response: *All window sealants to be replaced.*

- d. Replace ceiling tiles in Studios, if damaged by water or other means (dwg. 0-A2.0, Note [A17])

Response: 20% of the ceiling tiles is estimated to be replaced.

- e. Patch all slab cracks in ex concrete floors (S0.1 Note 4)

Response: All slab cracks to be patched and repaired to like-new condition.

- f. Patch all cracks in Masonry Walls (S0.1 Note 5)

Response: The Contractor shall provide an allowance to patch cracks in 15% of existing masonry walls due to cracking. Provide a unit cost for any additional patching which may be required during construction.

- g. Replace all cracked blocks in Masonry Walls (S0.1 Note 5)

Response: See response to question Q-1. The Contractor shall provide an allowance to replace 5% of existing masonry walls due to cracking. Provide a unit cost for any additional replacements which may be required during construction.

- h. Repair/Refurbish exist doors (dwg. A0.4 – Door Sched. Notes #1 to #3)

Response: If a door is called out as “existing to remain” it is assumed, based on the initial survey that it is in working order. If a door has since been damaged, it should be repaired or replaced. All existing doors should be touched up to be in as close to “like-new” condition as possible.

- i. Demo and Replace any warped or damaged doors (dwg. A0.4 – Door Sched. Note #3)

Response: See answer above.

Q-19. The Project Specifications provide two (2) sections entitled “Sustainable Design Requirements – LEED for Commercial Interiors”. Which is the correct section? Though they are similar, they do list different requirements for the required credits and submittals. Please clarify.

Response: The Project is registered under LEED-CI V3.0. The section 018113.16 “Sustainable Design Requirements – LEED for Commercial Interiors” is not applicable, and should be deleted.

Q-20. Is there electric and water utilities available on site? Who is responsible for paying the water and electric consumptions during the construction period? Please clarify.

Response: Yes. The Owner will pay for the utility services.

Q-21. Please clarify if the two hundred thirty (230) days indicate on Addendum #1 are calendar days or work days.

Response: Calendar days.

Q-22. Page 2 of Attachment B notes "CLINs 0002 thru 0004 will be evaluated." What are the descriptions of CLINs 0003 and 0004?

Response: See question Q-2.

Q-23. Page 4 of the RFP indicates an allowance of \$40,000 for any hazardous material remediation to be included. Please confirm that amount is to be included in CLIN 0001.

Response: See revised Form of Offer Letter (Attachment B).

Q-24. Drawing 0-A1.0 has a note requests to include mold remediation for the entire basement and first floors. Please provide a Specification Section for the work.

Response: The Architectural specs. do not address mold. It is considered a hazardous material. The demo section says if mold is encountered do not touch it and notify the Owner for removal. [Section 024119, Paragraph 1.7 D.]

Q-25. Is testing and inspection part of the scope of work? Please clarify.

Response: Yes, testing is required.

Q-26. The following items are too unclear and need further clarifications to price. Please provide specific quantities and/or allowances, so all bidders can quote the same scope of work of the following:

- a. Notes #6 and #8 on drawing 0-A2.0 indicate to restore, patch and fill holes of existing concrete floor to like new and level conditions as necessary.

Response: See question Q-18.

- b. Note C1 on drawing 0-A2.0 request to verify and replace damaged and/or defective existing soundproof doors as needed.

Response: See question Q-18.

- c. Acoustic note #A14 indicates to provide new sealed 1-3/4" wood door if acoustical privacy is needed.

Response: Price for standard door should be included in the base bid and an Add alternate price for sound sealed door.

- d. Acoustic note #16 stated, "If Mechanical Engineer requires return air to the room: add internally sound-lined return air transfer duct if walls are extended to structure above ceiling."

Response: Provide a transfer duct for every room where all walls are full height to the slab above. All transfer ducts shall have internal sound lining.

- e. Acoustic note #17 noted, "Inspect ceiling panels in studio. If in good condition, leave them in place. If damaged by water or in other ways, replace panels with new matching panels."

Response: 20% of the ceiling tiles are estimated to be replaced.

- f. Note #1-3 of door schedule on drawing A0.4 indicates existing doors to be repaired/refurbished; and "Demolish and replace any warped and/or damaged doors" as necessary.

Response: See Q-18.

Q-27. Please confirm that we are replacing existing roof with new EPDM and green roof systems.

Response: Confirmed, see above.

Q-28. Note #1 on drawing 0-A3.0 indicates that the architectural plans supersede the engineering electrical plans. Please confirm.

Response: Confirmed.

Q-29. Note #2 on drawing FP.01 requests the Contractor to obtain a flow test from DCWASA. It's impossible for us to obtain the flow test report within the bid time parameter. Can the Owner provide the flow test report from DCWASA?

Response: The requirement is for the Contractor to obtain a flow test from DC Water for preparation of their sprinkler shop drawings. It is not required to obtain the flow test prior to proposal submission. If it is the intent to use the flow test for verification of pipe sizes prior to bid, please base the proposal on the sprinkler main/pipe sizes shown on the FP-Series drawings.

The Engineer will provide a copy of the flow test previously obtained which is dated September 2011 (see Exhibit 3). The Contractor shall still be responsible for obtaining a flow test for use in preparation of their shop drawings.

Q-30. Acoustic notes #19-#21 show fabric-faced fiberglass wall panels. Please provide a specification section for the work.

Response: See question Q-17.

Q-31. Construction note #15 requests that sound lined transfer ducts are to be provided at all rooms with slab-to-slab partitions for return air. Please confirm.

Response: Existing return air transfer ducts which have internal sound lining that is not damaged or moldy can remain. At master control, linear edit 025/026, and tech core use sheet metal return air transfer ducts with 1" thick internal sound lining and at least two (2) 90-degree elbows where return air is needed. In other locations use new sheet metal return air transfer ducts with 1" thick internal sound lining, at least one 90-degree elbow, and a run of at least 2 feet past the elbow on each side.

Q-32. Note #12 on drawing C2.0 stated, "Jet clean and video inspect on-site sanitary sewer system, including building laterals, force main, and gravity connection to the public sewer main." Please confirm.

Response: Cleaning and video inspection of the on-site exterior sanitary sewer system (outside of the building) is a requirement for the project, to confirm the sanitary sewer system is in adequate condition for reuse.

Q-33. Note #4 on drawing M1.1.1 requests for stainless steel ductwork from the grille to the main duct man. Please confirm.

Response: Note #4 only applies to the duct serving the shower room.

Q-34. Site key note #S2 on drawing C2.0 refers to a new concrete retaining wall shown on detail B/S0.1. Neither of these two drawings: C2.0 and S.01 show the extent of work of the new concrete retaining wall. Does the new retaining wall surround the generator on the north, east, and south sides?

Response: Structural sheet S-0.1 shows the design of the wall, and we concur with civil sheet C-2.0 showing the wall on three sides of the generator. However, the Owner cannot provide a dimension of the enclosure, as these dimensions will be based on the size of the actual generator unit purchased by the Contractor. The required clearance between the face of the generator and the inside face of the wall should be covered on the Electrical drawings.

Q-35. Specification Section 124813 calls for entrance mats and frames. However, none of the drawings show the entrance mats. Is this item part of the scope of work? If so, please provide location and dimensions.

Response: Entrance mats are not required.

Q-36. Specification Section 101423, part 2.3B calls for room identification signage. There isn't any signage schedule provided. Please provide the appropriate schedule.

Response: The Contractor shall provide an allowance based on a unit cost of \$100/ sign. Interior signage to be provided for all rooms, including multiple entrances, service spaces, and storage areas etc. A credit to the client shall be provided if the approved unit pricing is less than allowance.

Q-37. Specification Section 09300 – Ceramic Tile, part 2.1C and D indicate to refer to drawings for manufacturer/supplier, description, type, finish and etc. However, drawings don't provide specific information for ceramic tile work. Please provide appropriate information.

Response: SPECIFICATION: STONEPEAK, PARKLAND REDWOOD 12"X 24" PORCELAIN TILES. 80% RECYCLED CONTENT. REP - SCOTT COULTER AT ARCHITECTURAL CERAMICS 301.656.5522

Q-38. Clarify the specifications for CT-1 Porcelain tile.

Response: SPECIFICATION: STONEPEAK, PARKLAND REDWOOD 12"X 24" PORCELAIN TILES. 80% RECYCLED CONTENT. REP - SCOTT COULTER AT ARCHITECTURAL CERAMICS 301.656.5522

Q-39. On all restroom wall tiles, are we to include wall tile on all walls at restrooms or go by elevations?

Response: Refer to elevations.

Q-40. Clarify the specification for the wood flooring.

Response: SPECIFICATION: GREEN CHOICE FLOORING, STRAND WOVEN DISTRESSED BAMBOO, COLOR: JAVA. REP – LARRY HOPPER AT DIVISION 9 ASSOCIATES, INC. 410-507-1113

Q-41. Clarify the floor finish for room 128 files.

Response: Stained concrete.

Q-42. Verify what flooring base is needed for CN-1 and CN-2 Straight base or Coved base?

Response: Cove base.

Q-43. A new selection is required for the (NOOD) carpet Specification they are out of business.

Response: The Architect is working on a new selection. The Contractor shall provide a \$35/SY allowance for carpet tile (material only).

Q-44. Only replacement of sealant shown on drawings, however Specs call for total cleaning and repointing. Please clarify.

Response: See Q-18.

Q-45. Please provide amount of repointing needed. I would recommend an Allowance for this scope of work.

Response: See Q-1.

Q-46. Only replacement of sealant is shown on drawings; however the specifications call for total cleaning and repointing. Please clarify.

Response: See Q-18.

Q-47. Verify the specifications for WC-1 for the Folding partition.

Response: Center the partition on the mullion and ensure that the bulb seal at the end of the partition compresses against the full height of the mullion. Use any operable partition which has a laboratory rating of at least STC 50. The field rating for the installed operable wall must achieve at least ASTC 38. The Owner reserves the right to perform a field ASTC test. If the rating fails to achieve at least ASTC 38, the Contractor may install a 6" strip in the carpet, using a material approved by the Architect, to improve the seal under the partition. If the test still fails to achieve at least ASTC 38, the Contractor shall repair or replace the wall to achieve this rating.

Q-48. Please clarify if the Broadcast, Studios A&B Lighting, Audiovisual and Telecom sections are part of the Base Bid.

Response: Broadcast Studios, Studio Lighting, Audiovisual, and Telecom are not part of the Base Bid. The 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-49. Reference Drawing C.2.0, Fence Key note F6. The note states to replace the existing fence on new loading dock and behind existing retaining wall with new guard rail .But there's no specific detail and specification provided for guard rail aside from guardrail post shown on drawing D/S0.1. Please provide us a specification and detail drawing for guardrail.

Response: Guardrails in this application are not typically within structural scope of work. The Architect has indicated details for positive support of the verticals, but the design of the railing system is typically done by a miscellaneous metals fabricator based on appearance selected by the Architect, and then submitted as Shop Drawings for review by both Structural and Architect.

Q-50. There is a note on dwg. S1.1 near column lines D & 7, that reads: Existing lintel is exposed and rusting. Remove & replace masonry as required, clean to bare metal and paint. It does not point to any specific area. Please provide the length of this condition, or show us specific locations where this note applies to.

Response: The rusting lintel was observed along the arc between lines 6 and 7. Base bid should include repairs on 50% of this arc-length. The Contractor shall provide a unit price per foot of repair that will apply to additional work at this location and/or other locations around the building perimeter.

Q-51. Notes on the Structural dwgs. S1.2 and S1.3 say “All steel shown is existing ... unless noted as ‘NEW’ ”. However, there are many details that show what appear to be modifications or additions to the existing framing, but are not noted as NEW. Examples of these items are: Channel Frames for Transformers, Channel Frames at Openings, etc. Are we supposed to assume all detailed items are NEW?

Response: The note refers to main floor framing beams and columns – these are existing unless specifically noted as new. On these two floors, the new steel is typically framing around new openings and reinforcing around the new transformers.

Q-52. The Channel Frames for the Hung Transformers refer to detail C/S1.2 which shows HSS members which indicates Tube Steel, but the note refers to Channel Frames. Please clarify.

Response: Sizing on the detail governs. If HSS members cannot be obtained by the successful Contractor, the Owner will provide alternative sizes.

Q-53. Detail B / S1.3 is for Infill at Exist Openings, yet the detail shows installing new C6 & C8 channel framing below the openings. Is this actually needed, or is it existing?

Response: The steel within the openings is new, as it is directly supporting the deck used to form the infill. If the existing openings are framed on four sides, only the two C6 channels will be required (for support of the new deck). If the existing openings are not framed, the noted C8s will also be required to support the C6s.

Q-54. There are six Expanded Metal Mesh Cages shown on dwg 0-A2.0 and details on dwg A0.5. Please provide specifications for these cages, and for the doors & hardware required for them.

Response: See elevation #10 on sheet A7.4. Storeroom hardware #6 required for these doors.

Q-55. Is an Expanded Metal Ceiling required at these cages, or is it open at the top?

Response: Expanded metal ceiling required.

Q-56. Several Acoustical Notes on dwg 0-A2.0 (in regard to doors, windows, and wall panels) say "See Report for models and other information". Please provide this report, or confirm that we are not responsible for the content.

Response: See Exhibit 4. The report is provided for information only. Report specifies potential construction methods to obtain required acoustical requirements. The Contractor is responsible for ensuring construction meets specified standards and provide testing as required by tenant.

Q-57. In regard to the Roof Replacement, there are no details that show the condition of the roof at the perimeter, where the roof meets the exterior wall. Provide details of what roof-related items we are to replace along or on the exterior walls.

Response: It appears this question relates to perimeter flashing, which is typically not part of the structural scope of work. We suggest that an appropriate two-piece nested flashing detail be used, so that deflection of the existing roof beams does not cause tearing in the flashing or roof membrane.