

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

**DESIGN-BUILD SERVICES
FY 2013 PHASE ONE CLASSROOM MODERNIZATIONS**

Solicitation #:DCAM-13-CS-0061

**Addendum No. 3
Issued: November 28, 2012**

This Addendum Number 03 is issued by e-mail on November 28, 2012. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

FY13 Phase 1 A-Es: The FY13 Phase 1 architects have been selected as follows:

<u>School</u>	<u>Architect</u>
Beers	Sorg Architects
Hendley	cox graae + spack architects
Ludlow-Taylor	Quinn Evans Architects
Peabody	McGhee & Associates
Shepherd	Lance Bailey & Associates

The architects for MC Terrell, Orr, and West have not been appointed at this time. Offerors should use their best estimate as to the design fees for these schools.

Item #2

Requests for Information: Below is a list of questions and the Department’s responses.

1. Please furnish the budgets for the various schools. **RESPONSE: Please see Addendum No. 1, Item #4.**
2. Who are the Phase 1 architects for the various projects? **RESPONSE: Please see Item #1 above.**
3. What specifically is to be included in the Design Fee? **RESPONSE: The Offeror’s Design Fee should include the costs of all design services beyond the Phase 1 Detailed Design that are necessary for the completion of the project.**
4. Section B.2 requires the Design-Builder to work with the Phase 1 Architect to advance the design documents to a “Phase 1 Detailed Design”. Please define what is required in the Phase 1 Detailed Design Drawings. **Response: Please see the attached Phase 1 Detailed Design scope of work.** What design costs should be included beyond the Detailed Design? For example: (a) Permit drawings; (b) Construction Drawings; (c) Construction Administration; and (d) Closeout. **Response: Offerors should include, in their Design Fee, any costs for architecture/engineering work they would need to fully complete the Project beyond that scope included in the Phase 1 Detailed**

Design. The Offeror should determine what scope beyond the Phase 1 Detailed Design that it requires to complete the Project, which may include all or part of the scope identified above, and include the associated costs in its Design Fee.

5. Section B.3.2 itemizes several tasks under the heading "Mobilization". Are the following tasks to be included in the Cost of the Work, or in General Conditions (and therefore part of the Design-Build Fee)? **Response:**
- a. **Removal of construction debris: This should be included in the Cost of the Work.**
 - b. **Site safety: Barricades and safety carpenters should be included in the Cost of the Work. Other safety people/staff are considered a general conditions cost and should be included in the Design-Build Fee.**
 - c. **Cleanup: This should be included in the Cost of the Work.**
 - d. **Temporary power: This should be included in the Cost of the Work. Note, however, that if the contractor is able to tap into the existing school's power source, the Department will pay the consumption charges directly).**
 - e. **Labor to assist in moving furniture: This should be included in the Cost of the Work.**

Item #3

The bid date remains unchanged. Proposals are due by **December 3, 2012 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 3 -

PHASE 1 DETAILED DESIGN SET SCOPE

Architecture. The Architect shall develop a project specific program of requirements based on the identified Phase 1 Work in addition to meetings with DGS, and end-users. The Architect shall also be required to provide architectural and engineering drawings reflective of 100% design documents to be used as the basis of the documents, including:

- .1 Dimensioned existing conditions plans, elevations (and sections if required)
- .2 Fully-dimensioned demolition plans with any required keynotes and narrative
- .3 Fully-dimensioned Phase 1 Work plans with finish schedules and any required keynotes. Plans should include, but not be limited to, plan views, elevations for each space (“typical” is acceptable for the various classroom types), reflected ceiling plans, and typical sections and details.
- .4 Code Compliance Analyses where required.
- .5 Develop a complete set of “Performance Guideline Specifications”, with a notation section for any proposed deviations or substitutions. Architect shall coordinate and incorporate the DGS design guidelines into the project specific specifications.

The Architect shall provide three-dimensional modeling for the full modernization of the project, in addition to electronic drawings (CAD).

Mechanical/Plumbing Design. The Architect shall provide a design narrative, accompanied by a performance guideline that will be used to meet the applicable Performance Criteria. The design shall include, at a minimum, a description of the proposed mechanical systems and their general layout, including ‘Single-Line Diagrams’ (aka ‘Riser Diagrams’), equipment schedules, and any required load calculations. For example, if the HVAC design solution contemplates Air Handling Units for heating and cooling, such a design should include the number, capacity and location of air handling units, and equipment specifications (for example, in the form of manufacturer’s product data). The HVAC design solution would also include preliminary layouts of other major components of the HVAC system, including the type and location of energy recovery units (ERUs), VAV boxes, condensing units, and any related system appurtenances.

Electrical Design. The Architect shall prepare a design for the Electrical system (power and lighting) that will be used to meet the applicable Performance Criteria. This design shall include, at a minimum, a detailed description of the proposed electrical system and its general layout, ‘Single-Line Diagrams’, equipment schedules, load calculations, any required service upgrades, and shall be coordinated with the Preliminary Mechanical system design and Technology system design to ensure that adequate electrical service is in place to support building loads after the Phase 1 Work is complete.

Technology Design. The Architect shall prepare a design for the Technology infrastructure and end-user equipment that will be used to meet the applicable Performance Criteria. This design shall include, at a minimum, a detailed description of the proposed methodology/topology of the system and its general layout, equipment schedules, and any required port/capacity calculations, and shall be coordinated with the Electrical system to ensure that adequate electrical service is in place to support building loads after the Phase 1 Work is complete.

PHASE 1 DETAILED DESIGN SET SCOPE

Furniture, Fixtures & Equipment. The Architect shall prepare a design for classroom furnishings in accordance with the DGS design guidelines for classroom furnishings, which should consist of furniture layout, furniture schedule, and specifications.

Electronic Media. The Architect shall provide the architectural plans, the mechanical/plumbing design plans, the electrical design plans and the technology design plans (the “Plans”) in AUTOCAD (.dwg) format on CD or USB ‘Flash’ (aka Thumb) Drive. For compatibility purposes, the Architect shall provide the Plans in AUTOCAD 2007 format. Alternatively, files in .dwf format may be acceptable with prior approval from the Department.