

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

**DESIGN-BUILD SERVICES
MCKINLEY TECHNOLOGY HIGH SCHOOL**

Solicitation #: DC-AM-12-CS-0154

**Addendum No. 2
Issued: June 29, 2012**

This Addendum Number 02 is issued by e-mail on June 29, 2012. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

Available Design Documents: The following documents are available for informational purposes only, and can be downloaded through the following links:

2002 Site and Interior Renovation Drawings

<https://leftwichlaw.box.com/s/3eb8b6a2ce19537b6c78>

Original Drawing Set

<https://leftwichlaw.box.com/s/49dd58c6a051dec912de>

Item #2

Form of Contract: The form of contract will be issued by subsequent addendum early next week.

Item #3

Additional Information:

1. The draft Educational Specification is available for download at:
<https://leftwichlaw.box.com/s/c8dcae8a89c85369ca53>
2. Hazmat: The “unoccupied wing” previously had asbestos abatement completed. There are existing ceilings and walls that made contain lead paint that may need to be remediated per DGS and DDOE requirements in conjunction with DCRA.
3. Parking: Additional parking may be required to house the additional teachers for the new middle school.
4. Front Entrance: The current planned front entrance for the middle school is facing T Street. There will be requirements for site work regarding the new front entrance. This design will be reviewed by CFA. ADA requirements must also be considered in the design.

5. Sitework: Additional sitework may be required to provide exterior connections between the middle school wing and existing school wing.
6. McKinley Technical High School MEP: Existing MEP systems may be sufficient to handle the loads of the new middle school. The Design-Builder will need to perform any and all calculations to determine if existing system has capacity or if new MEP systems are required. Design-Builder shall also note that the Broadcast annex building is fed from McKinley High School systems.
7. LEED: As noted in the pre-proposal meeting the project must receive a minimum of LEED Silver certification under the LEED for Schools program. The Design-Builder is responsible for overseeing the LEED process and engaging a LEED consultant if deemed necessary by the Design-Build team. These costs shall be part of the Design-Builder's design fee.
8. Cafeteria: There may be a requirement to expand the available seating for cafeteria. This shall be determined during the design phase.
9. Elevator: The Design/Builder shall assume that an elevator will be installed in the middle school wing.
10. Budget: Construction budget for project is between \$8.5 and \$9 million. This includes costs for FF&E and Design Fee.

Item #4

Requests for Information: Below are a list of questions received and the Department's responses:

1. Is testing and inspection from a third-party consultant part of the scope of work? Please clarify. **Response: Third Party consultant is currently not part of D/B scope of work, however D/B may be assigned the consultant and be responsible for management.**
2. Who is responsible for paying the water and electric consumptions during the construction period? Please clarify. **Response: DGS shall be responsible if D/B is able to use existing McKinley HS services; however, D/B to provide temporary connections. If new services need to be installed it shall be the responsibility of D/B until substantial completion.**
3. Section A.1 (page 4 of 31) shows two substantially completion dates: 1) August 12, 2012, and 2) August 12, 2013. Please confirm the substantially completion date is August 12, 2013. **Response: Correct, the substantial completion date is August 12, 2013.**
4. Section B.2.2 (page 8 of 31) requests that the Design-Builder shall revise and provide any additional documents to complete the suggested value engineering and/or changes in the scopes. Please confirm. **Response: Confirmed. During the design phase the D/B shall explore Value Engineering opportunities.**
5. Section B.3.4.3 (page 11 of 31) indicates, "*The Design-Builder shall be responsible for site security and shall be required to provide such watchman as are necessary to protect the site from unwanted intrusion.*" Please confirm. **Response: Confirmed. D/B shall ensure that middle school wing is secure.**

6. Is moving of existing school furniture part of the scope of work? **Response: The D/B shall be responsible for coordination between DGS and DCPS regarding existing items in the unoccupied wing. Any items not collected by DCPS shall be removed by D/B to dumpsters provided by the D/B.**
7. Do we need to obtain a LEED certification for this project? If so, which level of LEED certification? **Response: Please see Item #3(7) above.**
8. During the site visit on 6/27/12, the Owner's representative mentioned the following:
 - a. A new elevator will be added to the scope of work. Please confirm. **Response: Please see Item #3(9) above.**
 - b. A new entrance with canopy and minor site work on T Street will be added to the scope of work. Please confirm. **Response: Please see Item #3(4) above.**
 - c. FF&E will be by the Owner. The Design-Builder to coordinate. However, section B.3.5 (page 11 of 31) states that the Design-Builder is responsible for providing FF&E. Which is correct? **Response: D/B to procure and manage installation. D/B shall also manage creation of FF&E requirements and floor plans through DGS input and coordination.**
9. Are there any hazardous materials to be removed? If so, who is responsible for hiring an environmental hygienist to provide hazardous materials report? **Response: Please see Item #3(2) above. The Department will hold the IH contract if required.**

Item #5

Schedule: Below is update to preliminary procurement and project schedules in RFP:

Preliminary Procurement Schedule

| | |
|--|-------------------|
| Notice of Award | August 10, 2012 |
| Notice of Proceed with Design & Precon | August 10, 2012 |
| Council Approval | December 27, 2012 |

Preliminary Project Schedule

| | |
|--|--------------------------------------|
| NTP | August 10, 2012 |
| Preconstruction and Preliminary Design | August 10, 2012 to November 15, 2012 |
| GMP Proposal Date | November 15, 2012 |
| Finalize GMP | November 29, 2012 |
| Council approval of contract | December 27, 2012 |
| Begin Construction | December 28, 2012 |
| Substantial Completion | August 12, 2013 |

Item #6

Walk-Through Sign-In Sheets: The sign-in sheets from the walkthrough are attached.

Item #7

The bid date is hereby changed. Proposals are due by **July 10, 2012 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.** *Please note the revision to the floor location for delivery.*

- End of Addendum No. 2 -

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DESIGN-BUILD SERVICES

Solicitation #: DCAM-12-CS-0154

McKinley MS Site Visit

June 27, 2012

Sign-in Sheet

1. Name: Bill Conkey Phone: 202-393-6445
Company: SORG ARCHITECTS
Email Address: BILL@SORGARCHITECTS.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: CARY BLACKWELDER-PLAIR Phone: 202-626-0690
Company: R MCGHEE & ASSOCIATES
Email Address: cary@rmc-architects.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: MARGARET MOOK Phone: 202-544-1640
Company: architrave p.c. architects
Email Address: margaret.mooks@architravepc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: Philp Anderson Phone: 202.213.4259
Company: STUDIO LAAN
Email Address: panderson@studiolaan.net
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: Vincent J. Pedraza Phone: 202.362.3001
Company: JVP ENGINEERS, PC
Email Address: vjpedraza@jvpengineers.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: LAM NGUYEN Phone: 202 529 2140
Company: FORNEY ENTERPRISES
Email Address: lam@forneyent.com
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: CHRISTINE ANGLETON Phone: 301-775-4413
Company: Grunley
Email Address: christinaangleton@grunley.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: GARY HEARNE Phone: 202-244-4199
Company: MOODY NOLAN DC
Email Address: ghearne@mn-dc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: KEVIN FLASH Phone: 202-829-8510
Company: J.J. Magnolia
Email Address: KFLASH@Magnolia-companies.com
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: Amoy McGhee Phone: 202-626-0690
Company: R McGhee + Assoc
Email Address: amoy@rmc-architects.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: CHRIS GRAAE Phone: 202-965-7070
Company: COX GRAAE + SPACK ARCHITECTS
Email Address: cgraae@coxarchitects.com
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: Jeff Luker Phone: (202) 298-6200
Company: Quinn Evans AEC
Email Address: jluker@quinn-evans.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: Ausar Burney Phone: (301) 565-2283
Company: Lance Bailey & Associates, Inc.
Email Address: ausar@lancebailey.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: Jeff Plotz Phone: 202-559-0066
Company: BROUGHTON CONSTRUCTION
Email Address: estimating@broughtonconstruction.com
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: GREG TERRY Phone: 703/932-0401
Company: KADCON
Email Address: gterry@kadcon.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: MICHAEL MARSHALL Phone: 202 537 1107
Company: MARSHALL MOYA
Email Address: MICHAEL@MARSHALLMOYA.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: THURSTON RAMEY Phone: 518 488 7707
Company: MARSHALL MOYA
Email Address: THURSTON@MARSHALLMOYA.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: SAM MCPHERSON Phone: 352-672-0601
Company: MARSHALL MOYA
Email Address: SAMUEL@MARSHALLMOYA.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: CHRIS FRENCH Phone: 703-641-8500
Company: MONARC CONSTRUCTION
Email Address: CFRENCH@MONARCCONSTRUCTION.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: Kevin M. Jones Phone: 443-463-1352
Company: Whiting Turner Contracting Co
Email Address: Kevin.m.jones@whiting-turner.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: Wanda Sherrod Phone: 2529-2140
Company: FBI
Email Address: wanda@forrevent.com
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: DAN CURRY Phone: 571 251 6449
Company: QUINN EVANS ARCHITECTS
Email Address: DCURRY@QUINNEVANS.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: Sutt Bay Phone: 410 573 9148
Company: ESP
Email Address: sbay@educationalssystemplanning.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: ROBIN O'HARA Phone: 703 519 9822
Company: FANNING HOWEY
Email Address: ROHARA@FHA.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: ELISE ROBINSON Phone: 202 337 0888
Company: BOWIE GRIDLEY ARCHITECTS
Email Address: erobinson@bowiegridley.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: Nick Hunter Phone: 202-543-9931
Company: POUNDS Construction
Email Address: nick@poundsdc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: SEAN O'DONNELL Phone: 202 861 1325
Company: PERKINS EASTMAN
Email Address: s.odonnell@perkinseastman.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: SAID HARMOUCHE Phone: 5703 691 2115
Company: SETTY
Email Address: said.harmouche@setty.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: Dan Rakes Phone: 571-262-5900
Company: U.S. Engineering Company
Email Address: rakesd@usenr.com
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: JARROD FOSTER Phone: 571-262-5900
Company: U.S. ENGINEERING
Email Address: Jarrod.Foster@usenr.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: MIKE WILL Phone: 571-429-1851
Company: RAND
Email Address: will@randcc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: WILLIAM BORUM Phone: 2/510-2721
Company: I.M.S.
Email Address: wb-imsle@yahoo.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: Dallas R Evans Phone: 202-258-0940
Company: ELM Projects, LLC
Email Address: devans-elmpjprojects@gmail.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: JOE SAUNDERS Phone: 703 431 6600
Company: HUGHES GROUP ARCHITECTS
Email Address: joe.saunders@hgaarch.com
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: Tom Beach Phone: 240-599-4735
Company: Hess Construction Co.
Email Address: tbeach@hessedu.com
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: Tom Boyer Phone: 443-278-6916
Company: Rand Const. Corp
Email Address: boyer@randcc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: TED YIM Phone: 703-376-8185
Company: CHU CONTRACTING INC
Email Address: tedyym@chuccontracting.com
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: Four Seasons Construction Phone: 202-306-8854
Company: ABEY KASSA
Email Address: kassa.abey@yahoo.com
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: Mary Marcinko Phone: 202-289-4545
Company: AMT LLC (CBE)
Email Address: mmarcinko@amtengineering.com
Have you registered for the Constant Contact E-Mailing List? YES NO

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Sign-in Sheet

1. Name: PANO GIANNIOTIS Phone: 202-797-5006
Company: ALPHATEC PC
Email Address: PSG@ALPHATECPC.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
2. Name: Sara Gianniotis Phone: 202 797 5000
Company: Alpha PC
Email Address: SR6@alphatec.com
Have you registered for the Constant Contact E-Mailing List? YES NO
3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
4. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
5. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO