RFP 1605C3-26-R-00008 Questions – Architectural & Interior Related

1) Is there building architectural plans that can be downloaded with revisions to the General Contractor work noted?

   Response: No

2) Is there a current set of drawings for all A/V spaces to coincide with your GFE list for the Auditorium, Great Hall, and Mezzanine?

   Response: There currently are no drawings available for the 6th floor AV spaces.

3) Can (1) individual "triple hat" as Superintendent, QC Manager and Safety Manager provided they meet all requirements of the role(s)?

   Response: Yes

4) Can one person triple hat as Superintendent, QC Manager and Safety Manager?

   Response: Yes

5) What plan submissions are expected by the DOL for the design phase (e.g.: 30%, 60%, etc.)

   Response: Refer to PWS 5.6.1 Design Deliverable and Technical Exhibit 2.

6) Please confirm, the handling of the jobsite safety and quality control is the responsibility and oversight of the Key personnel (Contract Manager and Project Manager)

   Response: Refer to PWS 1.6.12 for specific responsibilities for key personnel. It is at the DB contractors' discretion to assign additional responsibilities to any individual.

7) Do the Superintendent, SSHO and QC Manager need to be 3 separate individuals?

   Response: No

8) Please confirm whether asbestos or lead is present on this project, and if so, provide the relevant documentation.

   Response: It may be possible that this project contains hazardous materials like asbestos or lead; however, we cannot confirm this at present because certain areas behind walls and ceilings are inaccessible to test.

9) (If building is occupied) Are there any phasing requirements? How many people will be in the building? Are there any temporary heating/cooling requirements?

   Response: Renovations are expected to be carried out one space at a time, in accordance with PWS 1.3 objectives. The building will remain fully occupied during the renovation of the three public meeting spaces. Adjacent spaces affected by the heating and cooling systems serving the space being renovated must be equipped with temporary heating and cooling during outages.

10) Is this project tax exempt?

    Response: No, the government's tax exemption does not apply to contractor.

11) Is permitting required?

    Response: Yes, the contractor must obtain all necessary permits for this project.

12) Are partitioning, dust containment, and/or negative air machines required for this project?

    Response: Yes, whatever is necessary to maintain building operations.

13) Is the Frances Perkins Building considered a historic property or subject to Section 106 or GSA historic preservation requirements? If so, please provide applicable restrictions.

    Response: While most tasks involve interior renovations with no specific historic preservation requirements, it is important for the contractor to comply with all necessary DC SHPO requirements when adding to or modifying the building such as exterior walls and facade.

14) Please provide budget expectations and preferred manufacturers for executive seating and tables.

    Response: Neither a budget amount nor preferred manufacturers have been established, as these are intended to be developed and provided by the design team for the design-build project.

15) Please clarify the required sequence of renovations among the Auditorium, Great Hall, and Mezzanine. May activities overlap or must one area be fully complete before another begins?

    Response: The government expects to renovate the Auditorium, the Great Hall, and then the Mezzanine. Minimal overlapping activities following substantial completion of one space will be allowed.

16) Will the Government provide a commissioning authority, or is the Contractor responsible for third-party commissioning?

Response: The Government will not provide a separate Commissioning Authority under this solicitation. The Contractor shall be responsible for all testing, inspections, certifications, commissioning, and acceptance activities required by the contract, applicable codes, regulations, and authorities having jurisdiction. Where codes, regulations, or contract requirements mandate the use of certified, independent, or third-party inspectors, testers, or consultants (e.g., asbestos clearance testing, fire alarm acceptance testing, TAB services, or similar specialty services), the Contractor shall provide and coordinate those services as part of its proposal.

17) The PWS states a two-week design review period. Will schedule extensions be granted if Government review durations exceed two weeks?

Response: No, the Design-Build contractor shall plan the overall schedule to allow flexibility while meeting the Period of Performance.

18) What format do you want the drawings submitted in and do you want them as a separate file or in one of the volumes?

Response: Refer to Technical Exhibit 2 for format requirements. Submission as a single file or in separate volumes may be required.

19) Regarding the required Conceptual Drawings, what is the file size limit for the drawings, do you want them inserted in a Volume or submitted as a separated file? If you want them in a volume, please specify where to include the drawings. Is there a page limit for the drawings? What size paper is acceptable for the drawings?

Response: Concept drawings for the proposals shall be submitted in 11 x 17-inch PDF format in a single volume. The drawing/diagram does not count toward the page count, as indicated in Section L of this solicitation.

20) Design Submission Requirements: Please confirm the required level of design for proposal submission (concept narrative only vs. conceptual drawings).

Response: Refer to P100 A.3.1 Submittal Definitions for details.

21) Technical Exhibits Release: Please confirm when all Technical Exhibits will be released.

Response: Confirmed all Technical Exhibits have been released in the solicitation.

22) Government Review Durations: Please confirm review durations for 35%, 65%, and 100% design submissions.

Response: The design-build contractor shall allow at least two weeks for Government review of each design submission.

23) Contractor Workspace: Will the Government provide dedicated workspace for contractor personnel?

Response: No, but a temporary desk and chair can be provided on-project-site upon request.

24) Workspace Size: If workspace is provided, please confirm size, location, and utilities.

Response: Workspace sizes vary depending on building availability. Desks will be located within the project site.

25) Laydown Area Availability: Will the Government provide a laydown area for materials and equipment?

Response: The awarded DB contractor shall anticipate using the project area for lay down areas, and coordinate with DOL project manager post award for details.

26) Laydown Area Size & Location: Please confirm the size, location, and duration of the laydown area.

Response: See response #29

27) Security Requirements: Please confirm security requirements for contractor employees (MBI, NACI, PIV, escorting, etc.).

Response: Refer to PWS Section 3.4 regarding site access.

28) Existing Architectural Drawings: Please provide complete existing drawings for all three spaces.

Response: Refer to Solicitation Section J, Attachment 3 for existing Architectural Drawing.

29) Great Hall Control Booth: Please confirm booth dimensions, occupancy, and equipment requirements.

Response: The Design-Build contractor shall plan the overall control room size to accommodate the necessary equipment.

30) Seating Requirements: Please confirm whether seating is to be replaced, reconfigured, or reused.

Response: Refer to PWS, 5.5.2 regarding the fixed seating in the Auditorium.

31) After-Hours Work Rules: Please confirm weekend/holiday work allowances and security fees.

Response: Refer to PWS sections 1.6.3 and 1.6.4 for details. No security fee is required if the contractor performs work on a weekend or holiday.

32) Staging Area Availability: Please confirm size and location of staging area.

Response: See response #29

33) Dumpster Requirements: Please confirm dumpster size limits and approved locations.

Response: The dumpster shall be located on the East Garage ramp off D Street, between First and Second Streets, and should occupy no more than 25 percent of the ramp (approximately 12 feet by 20 feet).

34) The SOW references new fire protection systems; however, based on the pre-proposal walk-through, the Great Hall, Mezzanine, and Auditorium appear to have existing fire alarm/mass notification and sprinkler systems. Therefore, it is our understanding that no new fire protection systems will be required—please confirm.

Response: Provide new fire protection system per PWS.

35) Based on pre-proposal walk-through, the Auditorium and Mezzanine appear to have hard ceilings. How should the design team plan to investigate above-ceiling conditions (e.g., existing sprinkler piping and utilities)?

Response: Since a firm-fixed price contract will be established, the contractor should include the appropriate risk mitigation measures in their proposal and review the existing documents that were provided.

36) The SOW indicates that life safety drawings are required. Should the design team update existing life safety drawings based on the scope of work, or develop new drawings from scratch?

Response: The design team shall prepare new life-safety drawings for the renovation space and coordinate them with existing conditions in adjacent areas.

37) Please confirm if the overall footprint of the existing Auditorium powder rooms can be expanded in order to meet ADA compliance. As constructed, the toilet, sink and door all have conflicts with the required clearance approach, and the rooms would need to grow considerably for full compliance.

Response: Confirmed

38) Please confirm the intended target head count and furniture solution in the Mezzanine and Great Hall (standing room only, chairs, tables and chairs, etc.)

Response: The design team shall develop furniture layouts that achieve the maximum headcount for various arrangements, in accordance with applicable codes and standards.

39) Is the 'motorized upward lift operable partition' referencing a Skyfold product or similar solution? If so, those partitions do not satisfy egress requirements for assembly functions and at minimum (2) of the (4) locations in both the Great Hall and Mezzanine would need to be omitted and replaced with swinging doors and panic hardware.

Response: Product details have not yet been established and will be developed by the design team for the design-build project. If an upward-lifting door does not meet code requirements, a swinging door with panic hardware will be acceptable; however, various product options and details shall be provided during the design phase.

40) We are presuming that the Great Hall's existing 2x2 acoustic tile and grid ceilings will need to be demolished in order to install new ductwork and cooling equipment. Please confirm if we should replace it in kind, or provide design options for a decorative acoustic ceiling and new, integrated lighting. Due to the existing stone flooring and walls, the ceiling plane is the only surface that can hold sound absorptive materials.

Response: The existing ceiling shall be removed and replaced as necessary to accommodate the proposed HVAC, lighting, AV, and associated infrastructure improvements. Offerors shall provide a complete ceiling design that supports the functional, acoustical, architectural, and system integration requirements of the space. Replacement is not required to be in kind; however, proposed ceiling systems shall be compatible with the historic and architectural character of the Great Hall and shall incorporate appropriate acoustical treatment, integrated lighting, and access to building systems as required. Final ceiling design and materials will be subject to Government review and approval.

41) Please confirm if any modifications are permissible to the existing stone wall tile or stone floor in the Great Hall and Mezzanine.

Response: Existing stone wall finishes and stone flooring in the Great Hall and Mezzanine shall be protected and preserved to the maximum extent practicable. Modifications, penetrations, removals, or alterations to existing stone finishes are not

anticipated as part of this project unless specifically required for the proposed design and approved in advance by the Government. Offerors shall minimize impacts to existing architectural finishes and identify any proposed modifications as part of their design submission for Government review and approval.

42) Please confirm the requested location and approximate size of the (4) solo work booths at the Mezzanine.

Response: The design team shall plan the location and size of the booth on the mezzanine level.

43) Is the intention for the work booths to be a permanent stud framed room, or a demountable furniture system?

Response: The booths are intended as furniture solutions and shall be developed and finalized by the design team for the design-build project.

44) Regarding the Mezzanine fireplace, please confirm if the intent is to cut in the recessed electric fire place to the existing stone clad wall, or if a new stud framed partition will need to be constructed to house the fireplace. Note that the existing fire place is plywood framed and does not touch the ceiling or stone wall, so the final solution/location will not be beholden to the existing condition.

Response: A new wall assembly and finishes to support the new fireplace are within the project scope, but the details have not been established; they will be developed and finalized by the design team for the design-build project.

45) Confirm if there is a requirement for furniture storage serving the Great Hall associated with this RFP. If so, what is the minimum size and preferred location of the furniture room?

Response: There are no furniture storage requirements for the Great Hall associated with this RFP.

46) Please confirm whether existing Revit model backgrounds are available for the Auditorium, Great Hall, Mezzanine, and adjacent support spaces. If no Revit model is available, please confirm whether the Government/Architect will provide updated Revit backgrounds, or whether the contractor is required to create a new Revit model from available drawings and field verification. If no Revit model/background is provided, please confirm whether AutoCAD-only as-built documentation will be acceptable.

Response: Confirmed that the floor plans for all three spaces and the adjacent spaces are available in both Revit and AutoCAD. No 3D model is available.

47) Is there an existing Revit model of the building or the spaces included in the Scope of Work (SOW)?

Response: A Revit model of the existing first and second floors will be provided via an amendment.

48) Can the 65% submittal timeframe of 60 days be extended to 90 days?

Response: Yes, as long as Period of Performance is not affected.