



**Arlington Public Schools
Purchasing Office**

NOTICE OF ADDENDUM NO. 1

Issued on February 23, 2017

**TITLE: REQUEST FOR PROPOSAL FOR PRE-QUALIFIED
CONSTRUCTION MANAGER “AT RISK” SERVICES**

**PROJECT NAME: TENANT IMPROVEMENTS PROJECT AT SYPHAX EDUCATION
CENTER LOCATED AT SEQUOIA PLAZA II (“PROJECT”)**

RFP NO.: 65FY17

**RFP DUE DATE
AND TIME: MARCH 1, 2017 PRIOR TO 2:00 P. M., (LOCAL PREVAILING TIME)**

ATTACHED PLEASE FIND ATTACHMENT A.6 TO BE INCLUDED IN TAB 6 OF THE
RESPONSE.

- Q1. Section II Part 1 Pre-Construction Phase Services Item C.2. indicates that the CMR is responsible for supporting LEED requirements and Section K provides additional project goals related to both WELL and LEED, including goals that may include WELL Building Standard certification and LEED Platinum certification.
- a. Is APS seeking WELL Building Standard Certification and LEED Platinum certification for the Syphax Tenant Fit-out project?
- A1a. Only LEED Silver or better certification will be pursued. WELL Building Standard Certification will not be pursued.
- b. If not, what certifications does APS anticipate requiring for the project?
- A1b. See A1a.
- Q2. On page 12 tab 4, Item 4 there is a reference to Post Completion /Occupancy Services. Please define the anticipated scope of these services so that we can price the general conditions accordingly.
- A2. Expected CMR scope of services is captured in Appendix C – Construction Manager at Risk Standard scope of services.

- Q3. Please define the extent of freight elevator use that will be permitted and/or any limitations of this use.
- A3. Proper protection will be encouraged to use the freight elevator. Freight elevator can be used during regular business hours. Otherwise, the usage needs to be approved by the building/landlord management office.
- Q4. Do any limitations exist for using the building loading dock?
- A4. The loading dock is shared with other building tenants. Usage of the building dock needs to be coordinated with building/landlord management office.
- Q5. The current building is occupied on the lower floors. Please define any noise restrictions that we will be required to comply with during the construction.
- A5. APS does not have its own noise restrictions. Please follow Arlington Noise Ordinance and other industry standard restrictions.
- Q6. Will parking be permitted within the parking garage for construction workers? If so please define the number of spaces that we should anticipate to be available for worker parking.
- A6. Parking will be permitted within the parking garage for construction workers. Exact number of parking spaces needs to be negotiated with building/landlord management office.
- Q7. Will a laydown and dumpster area be provided for the construction and if so please define the extent of these areas.
- A7. No additional spaces other than project area will be provided for laydown. Dumpsters could be placed at the metered parking spaces along S. Uhle St if CMR pays fee to the county.
- Q8. Will the systems furniture be furnished and installed as a portion of this contract or will this be an owner provided and installed item? If this is an owner installed item is this work anticipated to be installed concurrent with our construction duration? If so please define the schedule for this work and the expectations from our organization regarding this work.
- A8. System furniture will be outside of the CMR contract. However CMR needs to coordinate with A/E and furniture vendor to coordinate the electrical/network connections. The installation of the furniture could be the last two weeks before the substantial completion or right after substantial completion date.
- Q9. Please define the extent of the telecommunication, audio visual and security system installations that will be included in this contract.
- A9. IT closet including AC, racks, cables and conduits will be part of this contract.
- Q10. Please clarify if the CMR Contingency can be used to fund overruns in general conditions.
- A10. CMR Contingency and General Conditions Fee are as defined in Attachment D – Standard General Conditions for Construction Manager at Risk
- Q11. Should the project completion be delayed for reasons other than contractor-caused delay, please clarify if the General Conditions Fee and the “fixed” CMR General Conditions Fee will be subject to adjustment to cover cost overruns associated with the delay.
- A11. See A10.
- Q12. Please indicate the dollar amount per day for liquidated damages or clarify if this will be negotiated during the pre-construction phase of the project.
- A12. Liquidated damages amount(s) will be determined during the Pre-construction Phase.

- Q13. The provided form of contract appears to omit a shared savings clause. Please clarify if shared savings are applicable to the project and identify the constraints (i.e. percentage split between CM and Owner; Usage of shared savings, etc...).
- A13. Shared savings is not applicable.
- Q14. The provided form of contract appears to omit a comprehensive Differing Site Conditions clause. Please provide contract language to address DSC. We suggest the standard AIA DSC language.
- A14. At this point, APS has no intention of modifying the terms and conditions stipulated in the RFP.

This Addendum No. 1 must be signed, dated and received in the Purchasing Office prior to the date and time stated above “OR” acknowledgment of receipt of this addendum may be noted on the RFP. (See RFP Title Page One).

NAME OF VENDOR: _____

ADDRESS: _____

SIGNATURE: _____ **DATE:** _____

ISSUED BY:

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