

ARLINGTON COUNTY, VIRGINIA  
AGREEMENT NO. 17-304-RFP

AMENDMENT NUMBER 1

This Amendment Number 1 ("Amendment") is made on the date of execution of the Amendment by the County and amends Agreement 17-304-RFP dated January 16, 2018 ("Main Agreement") made between Coakley & Williams Construction, Inc. ("Contractor") and the County Board of Arlington County, Virginia ("County").

The County and the Contractor amend the following provisions of the Contract:

I. Paragraph 7. Time for Completion of the Agreement shall be revised to state:

7. TIME FOR COMPLETION

The Design Confirmation Phase has an expected duration of ninety (90) calendar days. At no additional cost to the County, the County may, in its sole discretion, increase the duration of the Design Confirmation Phase by up to thirty (30) days by giving written notice to the Contractor of such election.

All Work required during the Implementation Phase shall achieve Substantial Completion no later than nine hundred and seven (907) calendar days after the Notice to Proceed for the Implementation Phase is issued by the County, subject to any modifications made as provided for in the Contract Documents. Such period shall be the Period of Performance for Substantial Completion. No Work shall be deemed Substantially Complete until it meets the requirements of Substantial Completion set forth in the Design Criteria Documents. Final Completion of the Work shall be achieved by the Contractor no later than one thousand and twenty seven (1,027) calendar days after the date of acceptance of Substantial Completion by the County Project Officer. Work will not reach Final Completion until it meets the requirements set forth in the Contract Documents.

II. Paragraph 2. Guaranteed Maximum Price Components of Attachment C (Guaranteed Maximum Price) to the Agreement shall be revised to state:

2. GUARANTEED MAXIMUM PRICE COMPONENTS

The Guaranteed Maximum Price is comprised of the maximum amount payable by the County for:

- A. the Cost of the Work, as defined in the Contract Documents, for full and complete performance of the Work in strict accordance with the Contract Documents, in the amount of forty-seven million six hundred seventy-one thousand forty-three dollars (\$47,671,043.00);
- B. a Design/Build Fee for the Contractor, as defined in the Contract Documents, in the amount

of three million nine hundred sixty-six thousand two hundred twenty-eight dollars (\$3,966,228.00); and

- C. the General Conditions Fee, as defined in the Contract Documents, in the amount of three million sixty-two thousand seven hundred twenty-nine dollars (\$3,062,729.00).

III. Paragraph 4. Allowance of Attachment C (Guaranteed Maximum Price) to the Agreement is deleted in its entirety and replaced with the following:

4. ALLOWANCES

The Cost of the Work includes Lump Sum Allowances ("Allowance Items") as specified below:

- \$20,000.00 – allowance for artist coordination. The Allowance amount represents all Costs of the Work of the Allowance Item, including, without limitation, costs installation of all ancillary supporting infrastructure necessary for the installation of the artwork, including, but not limited to, power, water structural foundations and circulation. The cost of the site design and coordination with the artist is included in the GMP outside of this allowance.
- \$20,000.00 – allowance for parking lot control infrastructure
- \$100,000.00 – allowance for offsite disposal of contaminated soil. Cost in excess of the allowance will be reimbursed by the County at the following unit price rates:
  - Offsite disposal of structurally/geotech unsuitable material w/TPH > 500 but < 1,000 mg/kg per ton – \$42.43
  - Offsite disposal of structurally/geotechnically unsuitable material w/TPH < 500 mg/kg per ton – \$42.43
  - Offsite disposal of TPH contaminated soil > 1,000 mg/kg per ton – \$42.43
  - Offsite disposal of PCB contaminated soil > 1 mg/kg but < 50 mg/kg per ton – \$76.11

The Contractor will bill the County for each of the Allowance Items up to the Lump Sum amount; any additional expenses exceeding the amount of the Allowance Items will be billed by the Contractor and paid by the County in excess of the GMP.

IV. The requirements specified in Attachment B (Long Bridge Park and Aquatics & Fitness Center Design Criteria Documents) and Attachment D (the Concept Design submitted by the Contractor as part of the Concept Design Development Phase of the solicitation) are further clarified and amended as follows:

Site Design

- The 2<sup>nd</sup> floor building interior/connection to the Esplanade shall be improved
- Exterior restrooms shall be relocated to the Esplanade side of the building
- The Contractor shall make the following parking lot improvements:
  - Remove bus parking as currently designed and shift parking area down on the site. Bus parking should be incorporated in a different way.
  - Pull drive entrance down and increase the park area
  - Urban Allee should point to drive entrance
- The Contractor shall design a better running loop connection at the north end of the building

## Building Design

- The building shall be designed to the Design Energy Budget (DEB) EUI of not greater than 199
- The size of the entry plaza shall be refined
- Further design must alleviate the issue of a “pinch point” at the stairs to the fitness area
- Weight fitness area located over occupied spaces (locker rooms and circulation excluded) requires sound and vibration isolation beyond thickness of concrete noted in the Concept Design
- Pools:
  - Spa shall be relocated to the leisure pool, or the design must incorporate a second spa in the leisure pool area
  - The Contractor shall redesign the components of the leisure pool and eliminate the built-in therapy pool component
  - The Contractor shall provide Regenerative Media filters
  - The Contractor shall provide ultraviolet disinfection system
  - The Contractor shall provide bulkheads in accordance with the Design Criteria
  - The Contractor shall provide separate HVAC system for spectator seating area
  - Deck dimensions must measure no less than 18’ on the non-diving platform sides of the competition pool
  - The design shall accommodate no less than 480 spectator seats (standing room excluded)
  - Hanging scoreboards in the competition pool area must be located opposite the spectator seating area
  - Lighting in competition pool area shall be FINA compliant (100 foot-candles)
  - Pool lighting design will not locate lights over the water
  - The design will accommodate access for lift from a service door to access all the pool lights
  - The design shall incorporate a separate run-off for the slide
  - All pool equipment piping must be Schedule 80
  - The Contractor shall provide pool sparger system at diving tower and boards
  - The design shall provide ability to heat pool as required in the Design Criteria
  - The design shall provide ability for pool cool down as required in the Design Criteria
  - High Performance Coating must be used in all wet area surfaces (Natatoriums, Lockers, etc.)
- The design shall be compliant with the Model Aquatic Health Code
- Building must meet best-practice bird safety design (bird glass)
- The building-wide AV and paging system and the competition video board will be designed, provided and installed by the County, Contractor to provide rough-in in coordination with the County’s AV provider to ensure their design can be properly installed
- Timing system will be designed, provided and installed by the Contractor
- Fire pump, if required by code, shall be provided and shall be on emergency power
- Fitness spaces must have the capability to automatically flush out the space using outdoor air in-excess of the code minimum air flow rate
- The chilled water system will consist of an air-cooled chiller and primary only circulation pumps. Chilled water will serve the Air Handling Units and DOAS unit (provided with heating and cooling coils) serving the locker rooms, exercise area, meeting rooms, admin space, spectator area and public spaces. The chilled water loop pumps will have VFDs and the Air Handling Units will have two-way heating and cooling control valves to allow for an energy efficient variable flow design. The chilled water system will also provide means to cool the competition pool. A heat exchanger will be provided in the Pool Equipment Room to provide

the heat transfer necessary to cool the pool from 82 to 78 deg F in the matter of twenty four (24) hours. It is intended that the pool cooling mode can be scheduled during unoccupied periods and not concurrent with exercise area purge mode.

- If packaged DX pool dehumidification units are incorporated into the design, they shall be double wall construction with surfaces and components that are chemically resistant and suitable for contact with chlorine laden air. They shall have high efficiency cooling with variable speed compressor(s) (if appropriate), variable speed fan controls, built-in heat exchanger for air-side recovery, waste heat recovery for pool and discharge air reheat. They shall be provided with a purge cycle for flushing the natatorium after super-chlorination.
- If the elevator is removed from the generator it must have a battery recall controller
- If aluminum power distribution feeders are proposed to be used in the design, they shall not be used on panels smaller than 100-amp
- Electrical gear shall have copper bus bar assemblies
- Pool finish shall be Marcite plaster in lieu of Diamond Brite (aggregate finish)
- The Contractor may use building and lighting controls manufacturer of his choice
- Undercutting below design subgrade is excluded outside of building footprint
- Exterior "wood" features will be done using wood
- Requirement for exposed structural steel to be AESS is removed. All exposed structural steel shall be shop prepped in accordance with SSPC SP6 "Commercial Blast Cleaning" and primer compatible with high performance coating shall be applied to bare surfaces. All shop primed steel received on site will receive site touch-up where loose shop primer and rust are removed, sand to feather edge utilizing SSPC SP2 "Hand Tool Cleaning" and SP3 "Power Tool Cleaning" and clean with rust inhibitor, let dry and apply prime coat immediately. Exposed steel shall receive a field applied high performance coating. Finished work shall be protected in accordance with specified execution and cleaning requirements. Other exposed steel items, such as stairs and railings, shall be specified and fabricated under the requirements of either Section 055000 Metal Fabrications or 057000 Decorative Metals.
- The flooring in the community rooms 1 and 2 shall be as specified in the Design Criteria, the flooring in the community room 3 may be ground and polished concrete
- The air handling unit serving the spectator seating area and the associated duct systems will be corrosion resistant for protection against chlorine and moisture from the pool area. The duct system serving the spectator seating will be constructed of corrosion resistant materials (aluminum or coated galvanized steel) and fabric duct socks. The air handling unit's coils and fan surfaces will be phenolic coated and the interior panel surfaces will be powder coated or phenolic coated for corrosion protection.

V. Design must account for a minimum of 350 trees. The County will be responsible for offsite planting of the remainder required.

VI. Infrastructure to support charging stations for 6 electric vehicle parking spots is included in the GMP.

VII. The Competition Pool floor profile shall be modified to accommodate FINA requirements for Synchronized swimming. The break line ending the 7' water depth and starting the transition to the deep end of the pool shall shift 7' (one cross course lane) closer to the shallow end. The revised pool diagrams are included in this Amendment as Attachment A.

VIII. Site stairs shall have Cast Stone treads or other similarly durable, precut material (i.e. stone) set on a CIP substructure. Exposed CIP treads are prohibited.

IX. The limits of the Professional Liability Insurance required for this Project are hereby changed from \$2,000,000 to \$5,000,000 per claim and aggregate.

X. Add the following language to Section B.6 Site Program Narrative of the Design Criteria in paragraph 10. Utilities:

Site Lighting

1. General Requirements:
  - a. The site shall be illuminated in accordance with Arlington County Zoning §14.4. *Outdoor Lighting*.
  - b. Streetscape lighting on the adjacent Long Bridge Drive shall be in accordance with Arlington County Department of Environmental Services *Streetlight Specifications*.
  - c. Selected fixtures and poles shall match and/or be consistent with fixtures used on the completed Phase 1 Park. The most recent comparable model incorporating current technology shall be provided if the previously used model is no longer available.
  - d. Luminaires shall have LED sources. Exterior lighting shall minimize glare, sky glow and light trespass.
2. Requirements for Specific Site Locations:
  - a. Entry Drive: Pole mounted fixtures compatible in appearance with pole mounted pedestrian fixtures used elsewhere within the park.
  - b. Parking Lot: Fixtures and poles matching those used in the Phase 1 parking lot.
  - c. Pedestrian Lighting: Pole lights shall match those used in the Phase 1 Park. Provide convenience power outlets in the base of poles at locations designated by the County, but not less than every third light.
  - d. Esplanade: Esplanade Pole lights shall match those used in the Phase 1 Esplanade. Provide convenience power outlets in the base of poles at locations designated by the County, but not less than every second light.
  - e. Path Lighting: In ground path lights, if used, shall match those used in the Phase 1 Park.
  - f. Miscellaneous: Sign lights, tree uplights, flag pole lights and similar shall be compatible with those used in the Phase 1 Park.
  - g. Lighting for Public Art: Coordinate the provision of power for potential lighting at the public art installation.

**XI. Add the following language to Section B.6 Site Program Narrative of the Design Criteria:**

**12. Perimeter Security**

- i. **Perimeter Abutting Railroad:** Provide a security barrier along the entire length of the site where it abuts CSX railroad tracks. This barrier may consist of either or a combination of the following:
  1. A change in grade greater than 6 feet combined with a durable fall protection barrier at the top as constructed in the completed Phase 1 Park.
  2. A non-climbable 6-foot tall fence affording the same or better protection and durability as galvanized chain link fencing.
- ii. **Perimeter abutting National Park Service property and I-395 interchange:** Provide a non-climbable 6-foot tall fence affording the same or better protection and durability as galvanized chain link fencing.
- iii. **Perimeter abutting Long Bridge Drive:** No security enclosure required.
- iv. **Perimeter security may be omitted or modified where security measures meeting these criteria are provided on abutting parcels.**

**XII. Add the following language to Section B.12 Mechanical, Electrical & Plumbing Systems and Design Standards of the Design Criteria:**

**B.12.15.3.2: Change Paragraph N.** to “Indoor swimming facilities shall be provided with built in gutter type stainless steel evacuator system with variable speed exhaust fan. The evacuator exhaust shall not be re-circulated back into the building. The evacuator shall be sized to exceed the occupied mode ventilation rate as determined by the Model Aquatic Health Code (MAHC) and ASHRAE 62.1 – 2013 by using 1 CFM/SF or 20% of the pool dehumidification and ventilation unit maximum design supply air flow rate (whichever is greater).”

**B.12.15.3.3: Change Paragraph I.** to “The natatorium evacuator systems shall discharge the exhaust low in an area away from public experience. The evacuator shall be sized for 1 CFM/SF or 20% (whichever is greater) of the design supply airflow rate for each natatorium. During occupied mode the evacuator fan adjustable frequency drive (AFD or VFD) shall modulate to full speed and exhaust air directly to outside from the pool area. The pool air handling and dehumidification unit shall modulate the outside air to maintain the evacuator exhaust minus the negative pressure air flow quantity which is typically twice the locker room supply to exhaust airflow differential. During unoccupied mode the evacuator exhaust shall modulate down to 50% (adjustable) of the design exhaust airflow rate. The pool air handling and dehumidification unit shall also reduce outside airflow to minimum unoccupied set point to maintain a negative pressure in the natatorium. Since the locker room units will be “In unoccupied mode” the air balance at unoccupied mode is simpler to maintain. “

**Section B.12.15.3.3: Add the following Paragraph T.** “The competition pool spectator seating area shall be supplied from a separate dedicated standard air handling unit with ventilation sized to serve the spectator seating area in accordance with IMC-2015 and ASHRAE 62.1-2013. The spectator unit shall run during an event where spectator seating is occupied. It shall not run under normal pool operation. Therefore, this unit cannot be included in the calculation for the required air change rate in the competition indoor swimming pool area.

**B.12.15.3.4: Change Note 2** to "Relative Humidity in dry spaces shall be +/- 3% RH (not to exceed 55% RH); Relative Humidity in wet spaces shall be +/- 2% RH (not to exceed 55%)."

XIII. The MEP Design/Build Narrative for the Long Bridge Park Aquatic Facility shall be included in this Amendment as Attachment B. Except as modified within this Amendment, mechanical, plumbing, and electrical systems shall be provided as described in Attachment B.

XIV. Replace Section B.13 Environmental Criteria for Parcels 1, 2 and 15B of the Design Criteria Documents with the revised Section B.13 incorporated herein by reference. Changes to the original documents have been redlined in the revised documents.

XV. The following questions asked by the Offerors during the solicitation period and corresponding County responses are hereby incorporated into the Contract Documents:

1. Refer to RFP Page 12, section A3.1 which describes the Design Implementation Phase. Each submission is clearly identified with the County's expectations as well as the review. It is our understanding that the process will follow as such:
  - a. Within 28-days after a submission – say Design Development (35% Design Document) – the Project Officer and Contractor meet to review County comments.
  - b. Prior to this meeting, the Contractor will receive all comments from all County departments needing to comment with enough time to have responses prepared at the review meeting. Additional comments after the meeting will not be provided to the Contractor until the next design submission.
  - c. The Contractor will incorporate the comments received at the meeting and will not submit again to the County until the next submittal – in this example it would be at the Construction Document 1 (65% Design Documents) phase.
  - d. It is the intent of the County to present comments to the Contractor one (1) time per Submittal. Would the County please confirm our understanding of the process as described above?

**RESPONSE:** Offeror's understanding is correct. It is anticipated that the actual scheduling of the reviews and meetings will be shown in the Project CPM and adjusted as the project progresses.

2. Is the project entitled on the land? For example, the previous project iteration held site-plan approval, however the current (new) project is likely to modify the program, design and site plan of the previous approval. The RFP identifies need for building permits only.

**RESPONSE:** There were no previously approved plans for the site. A new site plan will be required for the site.

This is a by-right project. The County Board previously acted upon the necessary General Land Use Plan (GLUP), Rezoning and Use Permit Changes in March 2013.

The area of disturbance for this project will be greater than 1 acre, and therefore the Contractor will need to apply for the general construction permit to discharge to the municipal storm system. A SWPPP will also need to be provided and kept on site during the duration of construction.

Due to proximity to Regan National Airport the FAA has placed height restrictions on the site,

the Contractor shall coordinate the height with all FAA regulations and obtain all necessary permits and documentation. This may include a submission of a 1A Survey to the FAA.

3. Would the County please clarify if the (new) project is subject to the County's 4.1 process?

**RESPONSE:** The project is not subject to the County's 4.1 process.

4. Section B.10 paragraph 5 B notes metal railing in Pool Atmosphere Spaces shall be "polished stainless steel of powder coated aluminum" while section B.7 Spectator Seating space criteria sheet notes "Railing shall be stainless steel with glass". Please confirm powder coated aluminum is not acceptable.

**RESPONSE:** Railings in pool environment may be constructed with stainless steel or powder coated aluminum supports and glass infill panels.

5. Section B.7 page 2/4 4th paragraph notes "stepped concrete risers with a minimum elevation of 9' above the pool deck" while section B.7 Spectator Seating space criteria sheet notes "elevated 10' minimum above the pool deck". Please confirm minimum height requirement above the pool deck for the spectator seating.

**RESPONSE:** A minimum elevation of 9' shall be provided.

6. Section B.7 50M Pool Storage and Leisure Pool Storage Room Data Sheets - Can door height to 50M Pool Storage and Leisure Pool Storage be reduced in height to 7'-10' to allow head of frame to work to CMU coursing?

**RESPONSE:** Maintain 8' clear as a minimum. Door height may be increased to align frame with coursing.

7. Section B.12 paragraph 16.1.5 subparagraph 5 – Please confirm a natural gas fired emergency generator is allowed by the local authority having jurisdiction, provided it is smaller than 150 kW per Arlington County design standard, and use of a diesel powered generator, with associated fuel storage tank, is not required. If a diesel generator is required, what is the required duration to maintain the noted systems on emergency power so that the fuel tank can be sized?

**RESPONSE:** Follow the requirements in the Infrastructure Design and Construction Standards, Building Design – Vertical Infrastructure (Latest Version). Generators 150 kW and larger shall be fueled by ultra-low Sulphur fuel oil (Diesel). This building requires a diesel fuel oil storage tank sized for 72 hours of full load running hours. If a sub-base mounted tank is used it shall not be greater than 3-feet tall and a platform with railings shall be provided which meets OSHA standards. Otherwise a separate 2-Hr fire rated tank shall be provided to serve the generator as required per code.

8. Section B11 paragraph 13.5 and section B.12 paragraph 15.3.3 subparagraph I describes the perimeter gutter Evacuator system and it is assume this is a base project design requirement. However in the tables at the end of section B.12 under the 50 Meter Pool and Leisure Pool the Evacuator Exhaust System is noted as an Alternate. If the Evacuator Exhaust System a base project requirement or an alternate?

**RESPONSE:** The evacuator system shall be included in the Base Project. It is not an Alternate for this contract.



9. Section B.12 end of section table for Wet Classroom. The table indicated a Toilet Room with WC and Lav however the room data sheet in section B.7 does not mention a requirement for a toilet room dedicated to the Wet Classroom. Is a dedicated toilet room required for each Wet Classroom?  
**RESPONSE:** A dedicated toilet room is not required for each Wet Classroom.
10. Section B.12 end of section table for Building Engineer Office. The table indicate to “provide exhaust fan in kitchenette” and “provide exhaust fan in Conf Room”. The room data sheet does not indicate a requirement for a kitchenette or conference room associated with this space. Please confirm this is not required for the Building Engineer Office.  
**RESPONSE:** A kitchenette or conference room is not associated with the Building Engineer’s office.
11. A fire pump is assumed in the RFP. Are there recent hydrant flow tests from hydrants in the area to assist in evaluating the fire pump?  
**RESPONSE:** A fire pump will be required based on previous fire flow test data information on this facility. Obtain the latest fire flow test hydraulic data available using the Fire Marshalls required low hydraulic grade line and determine the need for a fire pump and associated code requirements. Latest testing available is dated 04.15.2013.
12. Section B.12 paragraph 15.3.5 subparagraph H - The requested gas separation of main service, hot water boiler, kitchen, and domestic water consumption, does this mean individually metered, controlled with separate pressure regulation control for each system?  
**RESPONSE:** The main service shall metered by the EMCS after the Utility meter, and separate meters for each of the separate branch feeds to the Hot Water Heating Boilers and the Domestic Hot Water Boilers. Delete the requirement for the “Kitchen” gas meter and add a gas meter for the Emergency Generator if it is a gas fired generator.
13. Section B.12 paragraph 15.3.5 subparagraph H 3 - The requested water separation of main service, house, and pool consumption, does this mean each system is sub-metered or individually metered with backflow protection for each separate system?  
**RESPONSE:** The main service shall metered by the EMCS after the Utility meter, and separate meters for each of the separate branch feeds to the “House Cold Water”, House Hot Water”, the Pools (each) separately. Delete the requirement for the “Kitchen” water meter. Provide backflow preventers on the pool water services with flexible hose connections so the hoses can be detached from the fill connection by staff.
14. Section B.5 indicates the applicable building code as Virginia Uniform Statewide Building Code 2015 (VUSBC 2015) while the Arlington County Infrastructure Design and Construction Standards notes ICC 2012 and VUSBC 2012. Which code year should be used?  
**RESPONSE:** The Project may be designed in accordance with the VUSBC 2012 provided permits are awarded in advance of mandatory compliance with VUSBC 2015. Timeline for permit submission is the responsibility of the Contractor.
15. The Arlington County Infrastructure Design and Construction Standards – Building Design – Vertical Infrastructure under 15.2.1.10 requires “Interior pools shall be covered after open hours to provide reduced evaporation of water into the space and provide energy savings in conditioning the space.” Is this a project requirement for both the 50M pool and the Leisure

pool? Is it required for the whirlpool spa?

**RESPONSE:** A pool cover is required for the whirlpool spa and therapy pool (if alternate is provided).

16. The RFP and the Arlington County Infrastructure Design and Construction Standards – Building Design – Vertical Infrastructure do not list year of National Electrical Code. What version should be used?

**RESPONSE:** As required by the applicable building code.

17. Section B.6 paragraph 5 indicates that 6 electrical vehicle charging stations are required but the level of charging is not defined. What level of charging is required – 1, 2, or 3?

**RESPONSE:** Level 2.

18. Section B.7 Workstations are indicated for the Staff Office Suite/Workstations open Office. Are the workstations pre-wired systems? If so, what is the wiring configuration?

**RESPONSE:** The Contractor is responsible for coordinating with the County during design to confirm power requirements for workstations and all other County-provided equipment.

19. A Kitchen is noted multiple place throughout the RFP, however in the Room Data Sheets there appears to only be a Pantry with a full size refrigerator, dishwasher, garbage disposal, microwave, and coffee maker. Please confirm this is the only kitchen space in the project. If confirmed then there is no gas requirement for the kitchen as indicated section B.12 paragraph 15.3.5 paragraph H 2. Please confirm.

**RESPONSE:** Where “Kitchen” is referenced in Section B.12 replace it with “Pantry with a deep pantry sink (with water filter), a full size refrigerator (with filter, ice and water dispenser), dishwasher, garbage disposal (with min. 2” drain), microwave, and coffee maker.

20. Section B.12 paragraph 16.1.7 states “Provide battery recall controls so an emergency generator is not required” As an emergency generator is required by the RFP is the elevator to be connected to the generator or to have battery recall controls? Also see section 14.2.1.7 of the Arlington County Infrastructure Design and Construction Standards – Building Design – Vertical Infrastructure.

**RESPONSE:** An emergency generator is required under this contract. The Standard does require the elevator to be on the generator. Delete the requirement for the battery recall in accordance with the Standard.

21. Is there any redundancy requirement for the emergency generator or the fire pump?

**RESPONSE:** Provide a generator capable of running all the connected loads before starting the fire pump with not greater than a 15% voltage drop as required per code, plus 25% for future.

22. In regards to Section 7.A.2., would you specify what “functional elements” means so that we can better tailor our “Vision of Project” around this definition?

**RESPONSE:** Functional elements refer to all site and building programs.

23. In regards to Section 7.A.4., would you define what “usage” means – i.e. does this apply to programmatic use, building use, energy use, etc.?

**RESPONSE:** Usage is in reference to energy consumption.

24. We do not see where the use and handling of a contingency fund for the Design/Build Contractor is addressed. On a project such as this it would be typical for the Contractor to have a contingency for the design and bidding phase of the project and then a separate contingency to deal with issues during construction. Our questions related to this are:
- Can we include a design and bid contingency in the Design Fee which is part of the Cost of the Work per A4.1.1?
  - If a design and bid contingency is not allowed then how should unexpected issues or cost changes be handled between the Design/Build Contractor and Arlington County?
  - If a design and bid contingency is allowed then how are savings or overages handled with respect to these contingency funds?
  - Can we include a construction contingency in the Cost of the Work?

**RESPONSE:** Contractor's contingency is addressed on page 52 of the RFP document. The Contractor will be required to include Contractor's contingency in the Control Budget for Project Officer's review and approval. The Contractor may move the contingency among phases if necessary. The Contractor will have control over assigning contingencies within the project value, however, increased contingency means less value in the design so a careful balance must be struck.

25. Please confirm that the Not at Risk Portion of the Design/Build Fee (Reference A4.1.4.2) applies to the design and construction phases of the project and can be billed during both periods of time.

**RESPONSE:** Confirmed.

26. Refer to section A4.1.4 Design/Build Fee. It is noted that 40% of the Design/Build fee is "at risk" and subject to quarterly evaluations which will possibly result in some accrued amount of earnings being distributed. Please answer the following questions regarding this:

- The title of this section of the RFP is "Design/Build Fee" Therefore we assume that the Design Fee and General Conditions Fee are NOT subject to being "at risk" as described above. Please confirm.
- Will there be quarterly evaluations of the "at-risk" Design/Build Fee during the design process? If so, how will this work since the majority of the factors in the evaluation deal with construction related issues and performance?

**RESPONSE:**

- Correct.
- See A4.1.4.1.1 Evaluation Factors. Factor 1 Design management and Factor 4 Project Management will be key during the Design Phase. Factor 3 is always important.

27. Please identify if there will be any utility tap fees assessed by Arlington County for this project and if these will be the responsibility of the Design/Building Contractor to include in the \$54.7M GMP budget. If the answer is yes then please identify the utilities and the tap fee amounts.

**RESPONSE:** The County will pay the tap fees. The Contractor will apply for and coordinate the work.

28. **Tele/Data Drops:** The RFP indicates which areas are to receive telephone & data systems. How many drops are desired in each typical area or application?

**RESPONSE:** Contractor is responsible for providing drops in the quantity and location determined by the County's IT consultant. In general drops shall be provided at all equipment

(TV's, Exercise Equipment, Copiers, etc.), where noted in RFP Attachment B B.7 Building Program Narrative and where needed to support the program requirements.

29. **Telecom Eqpt:** Please clarify what telecom equipment will be owner furnished. Paragraph **(B.4 Design Implementation Stage) 5(M)(1)** indicates "Provide racks with patch panels, switches, UPS and other equipment for a complete operating system, including all rough-ins, wiring, power, terminations and equipment." Paragraph **(B.10 Site and Building System and Design Standards) 11(B)** indicates "IT systems and equipment will be provided by the owner including, servers, switches, routers..."  
**RESPONSE:** IT systems and equipment will be provided by the County. The Contractor shall provide coordination with the County's IT designer / vendor and shall provide all required infrastructure including CAT6 cabling.  
Documents submitted by the Contractor for DD and subsequent submissions shall graphically represent racks and equipment as designed by the County's vendor for coordination purposes.
30. The Cover requirements (Section 6.1) in the July 2017 revision to the Remedial Action Plan were changed to read "After Phase 2 park construction activities are complete, a minimum of 2 feet of clean soil cover or 1 foot of hardscape over 1 foot of clean soil cover will be present over the top of the RWMU and the balance of the site, as shown in Figure 2." Is it the County's intent to have the entire site treated in this manner?  
**RESPONSE:** Yes. The County's intent is to cover the site with 2 feet of clean fill (as defined in the specifications) or 1 foot of hardscape over 1 foot of clean soil cover as shown in Figure 2 of the Remedial Action Plan (RAP). As a clarification, there was no July revision to the RAP. The draft RAP is dated June 2017.
31. Please confirm that toilet accommodations for 500 spectators must be provided in facilities separate from those provided for pool users within locker rooms.  
**RESPONSE:** Confirmed. Restrooms for spectator seating must be located in the public section of the building.
32. In Attachment B "Design Criteria Documents," section B.4.2 has a Deliverable matrix in which "calculations" are required as part of the SD, DD, CD1, CD2, and IFC submissions. However, please confirm that structural calculations are only required for the CD1 submission, as noted in B.4.6.A.8.  
**RESPONSE:** Structural calculations are required as part of the CD1 submission and if needed revised and incorporated into all subsequent submissions.
33. Section B.6. 9 - Stormwater Management Facilities Governing Regulations of Attachment B – Design Criteria Document of the RFP states that the project is grandfathered under the SWM regulations prior to 2014 because it was financed prior to that time. Section 60-12 of the Arlington County Code has additional conditions beyond the funding being in place prior to 2014.  
a. A plan of development or equivalent must have been approved prior to July 1, 2012. In addition, since that plan was approved there must be no increase in "volume or rate of runoff".  
b. A state permit was not issued prior to July 1, 2014.

- c. Paragraph B (1) of Section 60-12 states, "There has been an obligation of locality, state or federal funding in whole or in part, prior to July 1, 2012, or the department has approved a stormwater management plan prior to July 1, 2012".

Please confirm that the project meets these requirements for grandfathering.

RESPONSE: The project is confirmed to be Grandfathered per 60-12 below.

**§ 60-12. Grandfathering**

A. Any land disturbing activity shall be considered grandfathered by the VSMP authority and shall be subject to the Part II C technical criteria of the VSMP Regulation provided:

(1) A proffered or conditional zoning plan, zoning with a plan of development, preliminary or final subdivision plat, preliminary or final site plan, or any document determined by the locality to be equivalent thereto (i) was approved by the locality prior to July 1, 2012, (ii) provided a layout as defined in 9VAC25-870-10, (iii) will comply with the Part II C technical criteria of the VSMP Regulation, and (iv) has not been subsequently modified or amended in a manner resulting in an increase in the amount of phosphorus leaving each point of discharge, and such that there is no increase in the volume or rate of runoff.

(2) A state permit has not been issued prior to July 1, 2014; and

(3) Land disturbance did not commence prior to July 1, 2014.

B. Locality, state and federal projects shall be considered grandfathered by the VSMP authority and shall be subject to the Part II C technical criteria of the VSMP Regulation provided:

(1) There has been an obligation of locality, state or federal funding, in whole or in part, prior to July 1, 2012, or the department has approved a stormwater management plan prior to July 1, 2012;

(2) A state permit has not been issued prior to July 1, 2014; and

(3) Land disturbance did not commence prior to July 1, 2014.

C. Land disturbing activities grandfathered under subsections A and B of this section shall remain subject to the Part II C technical criteria of the VSMP Regulation for one additional state permit cycle. After such time, portions of the project not under construction shall become subject to any new technical criteria adopted by the State Board.

D. In cases where governmental bonding or public debt financing has been issued for a project prior to July 1, 2012, such project shall be subject to the technical criteria of Part II C.

34. In Attachment B "Design Criteria Documents," section B.4.4.B.1 notes that the structural foundation system description shall be included in the SD submission. Please confirm that the foundation system shall be based on the "Report of Subsurface Exploration and Geotechnical Engineering Analysis" by ECS dated 12/16/2011. Or is the Design Build team required to perform a more recent geotechnical analysis of the site?

RESPONSE: Foundation design shall be as determined by the Contractor's design team. The reports included in the RFP are for design team's use if they wish to use it. Any additional information needed must be obtained by the Offeror.

35. In Attachment B "Design Criteria Documents," section B.4.5.A.4 notes that a Subsurface Exploration and Geotechnical Engineering Analysis shall be included in the DD submission. Is this intended to supersede the geotechnical report by ECS dated 12/16/2011?

RESPONSE: The 2011 report recommendation were generated in response to a previous design. The responsibility to obtain geotechnical engineering analysis as appropriate for the proposed design is the responsibility of the Contractor.

36. If the Design Build team is not required to perform a new geotechnical analysis and can use the report by ECS as a basis for design, section B.14 of Attachment B states these supplement documents are "by no means" "to be considered as part of the Contract Documents." Please clarify this potential inconsistency.  
**RESPONSE:** See response to question 37. above. The 2011 report generated as part of the previous design effort has been provided for the Contractor's convenience only.
37. Please confirm correct LEED and ASHRAE 90.1 version required for this project. There are multiple references to both LEED and ASHRAE 90.1 in the Design Criteria. Since the building has already been registered under LEED v3 NC, we assume ASHRAE 90.1 (2007) should be used to form the baseline Design Energy Budget (DEB) and will be used as a baseline for targeting the 25% reduction. Please confirm.  
**RESPONSE:** Per RFP Attachment B Section B.4 5.A.11 & 13 (page 161 of 331) and B.12 15.2 B.2 (Page 255).  
 Use ASHRAE 90.1 2010 to determine the baseline and proposed building EUI for comparison. Separate from EUI calculations and comparison Energy Savings calculations using the Energy Cost Budget Method per ASHRAE 90.1 for the version of LEED used for this building.  
 ASHRAE 90.1 (2007) shall not be used to form the baseline Design Energy Budget.
38. Will the CCTV or Access control be integrated/federated into any city, county, or law enforcement system? If so, does that agency have any existing standards?  
**RESPONSE:** No.
39. Please identify the owner's vendor that needs to be coordinated with in regards to CCTV, Security, and Access Control.  
**RESPONSE:** Contractor will coordinate with county Department of Technology Services (DTS).
40. Do County IT standards exist, and if so could we get a copy?  
**RESPONSE:** The IT standards are part of the Vertical Design standards.
41. **Existing Site Utilities:** At the site visit, it was mentioned that there were underground utilities that have been recently installed on the project site that may not be shown on the existing conditions drawings issued with the RFP. Please update the existing conditions drawings to reflect what these utilities are, and where they are located. In addition, for all existing utilities please provide information regarding what these utilities serve, and if possible a contact with the service provider and/or service customer to discuss design approaches for coordinating new work with these services. If services have to be relocated, would the cost of these services have to be included in the \$54.7M GMP budget?  
**RESPONSE:** Yes. Original plan and as-builts of the utility undergrounding project are provided.
42. Please provide the CAD file for the project site that contains the property lines.  
**RESPONSE:** The plats have not been consolidated the DB team will have to consolidate in conjunction with the new road realignment.
43. Many of the site construction details for Phase 1 will be the same for Phase 2, such as the Esplanade, benches, lighting, etc. To facilitate accurate cost estimates, could the County please provide electronic or PDF files for the Site Plan, CEP and landscape architectural/ construction document submissions for LBP Phase 1?

RESPONSE: Drawings have been provided for Offeror information and convenience only. The Contractor is responsible for design, detailing and construction of all work associated with this phase of the Long Bridge Park and Aquatic & Fitness Center.

These drawings have not been updated to reflect "as built" conditions or the current state of the park. Design and detailing shown in these drawings may differ from existing conditions - particularly regarding planting placement and type.

RFP Requirements for the design of this phase of the work to seamlessly integrate with the existing park remain - it is the Contractor's responsibility to coordinate with existing conditions.

44. Many of the utility sizes, alignments and hardscape features will be similar to those developed for the original Phase 2 plans. To facilitate accurate cost estimates, could the County please provide electronic or PDF files for the Site Plan, CEP and landscape architectural/ construction document submissions for LBP Phase 2?

RESPONSE: Drawings have been provided for Offeror information and convenience only. The Contractor is responsible for design, detailing and construction of all work associated with this phase of the Long Bridge Park and Aquatic & Fitness Center.

Terms and Conditions

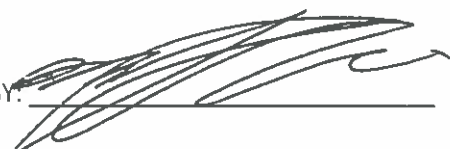
All other terms and conditions of the Main Agreement remain in full force and effect.

WITNESS THESE SIGNATURES:

THE COUNTY BOARD OF ARLINGTON  
COUNTY, VIRGINIA

COAKLEY & WILLIAMS CONSTRUCTION, INC.

SIGNED BY: \_\_\_\_\_



SIGNED BY: \_\_\_\_\_



PRINT NAME MICHAEL E. BEVIS  
AND TITLE: PURCHASING AGENT

PRINT NAME TERRENCE CAULFIELD  
AND TITLE: SR. VICE PRESIDENT

DATE: \_\_\_\_\_

1/10/18

DATE: \_\_\_\_\_

01/16/18

