

ADDENDUM 3

November 26, 2019

The Washington State Department of Enterprise Services
Spokane Community College
Maintenance, Operations and Security Building
Project No. 2019-271
Community Colleges of Spokane

This addendum consists of three (3) items:

1. RFQ Updates
2. Attachment 2 - General Conditions Updates
3. Attachment 3 – Attachment B Updates

This addendum does not amend the due date or time for submission of the RFP Submission. The RFP continues to be due no later than 3:00 pm on Monday, December 9, 2019.

1. RFQ Updates

- a. At Section 5 ADD “Attachment B, Appendix A – Responsibilities Matrix” to Attachment 3. See attached Appendix A.
- b. At Section 5 ADD “Attachment B, Appendix B – Milestone Deliverables Requirements” to Attachment 3. See attached Appendix B.
- c. At Section 5 ADD “Attachment B, Appendix C – BIM Requirements” to Attachment 3. See attached document

2. Attachment 2 General Conditions Updates

- a. At 5.4.A CHANGE the last sentence to read “The bonds shall be provided when construction is added to the Contract.”
- b. At 6.3.A CHANGE to read “WSST will be applied on the Contract and GMP Amendment.”
- c. At 6.5.A Add to the end of the paragraph “to the Contract.”
- d. At 14.5 CHANGE heading to “**Proposal & Updates.**”
- e. At 14.5 CHANGE the first sentence of the first paragraph to read “In response to the RFP, the Proposer must prepare and provide a “Diverse Business Inclusion Plan, and may use Attachment 15 as a guidance or a template.”
- f. At 14.5 ADD third paragraph that reads “Status updates with current details to be provided with GMP Proposal and at 100% Construction Documents.”
- g. At 14.7 CHANGE heading to “**Information for Finding Certified Firms.**”
- h. At 14.7 DELETE “Maintenance of Records;” and the associated paragraph in its entirety.
- i. At 14.8 DELETE “Advertisements;” and the associated paragraph in its entirety.
- j. At 14.9 DELETE “Non-Discrimination;” and the associated paragraph in its entirety.

Addendum #1 Continued

3. Attachment 3 – Attachment B Updates

- a. At 1.02.B CHANGE “Owner’s/DES’Owner’s/DES’/DES’\” to read “Owner’s/DES.”
- b. At 1.02.C CHANGE at second line “Owner’s/DES’Owner’s/DES’/DES”” to read “Owner’s/DES.”
- c. At 1.02.D CHANGE paragraph to read “Design Builder will study the sustainability objectives as stated in the RFP and use LEED Silver as a minimum goal. LEED certification is not required.”
- d. At 1.03.C.1 DELETE paragraph in its entirety.
- e. At 1.03.C.2 CHANGE paragraph to read “Review Owner/DES provided survey (topo and boundary) and identify any deficiencies. If Design-Builder identifies deficiencies, the Design-Builder will undertake additional survey work to provide necessary data and information for project design including sufficient information to evaluate design alternatives.”
- f. At 1.03.C.3 CHANGE paragraph to read “Review Owner/DES provided archaeological site survey and identify any deficiencies. If Design-Builder identifies deficiencies, the Design-Builder will undertake additional archaeological site survey work to provide necessary data and information for project design including sufficient information to evaluate design alternatives.”
- g. At 1.03.C.4 CHANGE paragraph to read “Review Owner/DES provided soils sampling, testing and analysis and identify any deficiencies. If Design-Builder identifies deficiencies, the Design-Builder will undertake additional soils testing, sampling, testing and analysis to provide necessary data and information for project design including sufficient information to evaluate design alternatives. .
- h. At 2.04.B.1 DELETE “(DES to provide guidelines for PMs on when we want these.)”
- i. At 2.04.B.1.a DELETE “50% Schematic Design.”
- j. At 2.04 B.1.b CHANGE “100% Schematic Design” to “20% Design Documents.”
- k. At 2.04 B.1.c DELETE “60% Design Development.”
- l. At 2..04 B.1.d CHANGE “100% Design Development (With GMP Proposal)” to “45% Design Documents (With GMP Proposal).”
- m. At 2.04.B.2 DELETE “(DES will develop a checklist form for projects).”
- n. At 2.04.B.3 CHANGE paragraph to read “Design-Builder shall schedule the review of the Design Document/Construction Packages such that the review of each package submitted is of reasonable scope for prompt and thorough review by the Owner/DES.”
- o. At 2.04.C.2 DELETE “(Insert level of design expected for Basis of Design Documents).”
- p. At 2.04.C.2.a DELETE “50% Schematic Design.”
- q. At 2.04.C.2.b CHANGE “100% Schematic Design” to “ 20% Design Documents.”
- r. At 2.04.C.2.c DELETE “60% Design Development.”
- s. At 2.04.C.2.d CHANGE “100% Design Development” to “45% Design Documents (With GMP Proposal).”
- t. At 4.01.1 CHANGE to read “70% Design Documents for review and approval by the Owner/DES.”
- u. At 4.01.2 CHANGE to read “100% of Design Documents for review and approval by the Owner/DES.”and “ . . . after submission of the 100% Design Documents until it receives the Owner’s/DES’ written approval.”

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Appendix A Responsibilities Matrix

Project:

Project no.:

NOTE: Nothing in this document supersedes or modifies the Contract or the General Conditions

Responsibility	By Design Builder	By Owner	Remarks
<i>Site Investigation</i>			
Site Survey			
Geotechnical Soils Report			
Soil Borings & Findings			
Asbestos & Hazardous Material Report & Survey			
Survey and locates of existing utilities			
<i>Design & Consulting Fees (Including Construction Administration)</i>			
Architectural Design Fees			
Structural Engineering Fees			
Structural Engineering for Construction Equipment			
Shoring Design			
Civil Engineering & Existing Conditions Survey			
Landscaping & Irrigation			
Acoustical Consultant			
Industrial Engineer Consultant			
Elevator Design			
Mechanical Design			
Mechanical Design Assist & Engineering			
Mechanical Design-Build Engineering			
Energy / Life Cycle Costing			
Curtainwall Design			
Curtainwall Final Design & Engineering			
Utility Rebate Coordination			
Electrical Design			
Electrical Design Assist & Engineering			
Street Lighting & Signalization			
Temporary Power Design			
Waterproofing & Roofing (Envelope) Consultant			
Document Reproduction			
Graphics & Wayfinding (Interior and Exterior)			
Telecommunications Design			
Security Design			
Sustainability/LEED			
Door/Hardware Consultant			
Indoor Air Quality			
Interior Design			
Audio/Visual, Instructional Media Design			
Acoustical Consultant			

Appendix A Responsibilities Matrix

Project:

Project no.:

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Responsibility	By Design Builder	By Owner	Remarks
Renderings, Presentations, Models, etc			
Record Documents			
Testing & Balancing			
Traffic Consultant			
Sustainability Documentation & Registration Fees			
Permit Cost			
Development or mitigation fees			
Clear and Grading Permit Fees			
General Building Permit Fees			
Shoring Permit Fees			
Street Use Permits & Use Fees			
Shoring Permit (as applicable)			
Mechanical Plan Check & Permit Fees			
Fire Protection Plan Check & Permit Fees			
Puget Sound Clean Air Agency Plan Check and Permit Fees			
Electrical Plan Check & Permit Fees			
Testing and Inspection			
General Comment			
Geotechnical Inspection			
Hazardous Waste			
Noise & Vibration Monitoring			
Structural Inspection - concrete, steel & fireproofing			
Curtainwall Performance Test			
On site Curtainwall Testing Fees			
Curtainwall "u" value Testing			
Air Barrier / Envelope Leakage Testing			
Functional and start up testing			
Inspector overtime			
Commissioning Agent			
Utility Connection Fees			
Electrical Design & Installation - Building Service			
Design & Installation - Temp Power			
Temporary Power Monthly Usage Fees (Power Bills)			
Street Lighting			
Water Department - Fees and connection			
Steam Connection			
Telephone Connections			
Telephone Equipment			
Data & Telephone Cabling			

Appendix A Responsibilities Matrix

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Project no.:

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Responsibility	By Design Builder	By Owner	Remarks
<i>FF&E</i>			
Security System, rough-in			
Security System, cabling and devices			
Audio visual, rough-in			
Audio visual cabling			
Audio visual equipment			
Owner Equipment Relocation			
Public address, cabling and equipment			
Clock & program, rough-in			
Clock & program, cabling and equipment			
Building Signage			
Window Blinds			
Parking Equipment			
Furnishings			
Site Furniture			
Trash Compactor/Recycling Equipment			
<i>Post Occupancy</i>			
Post Occupancy Permits			
Elevator Subcontractors Warranty Maintenance			
Maintenance of Building Systems			
Contractor's Warranty			
Licensed Surveyor - Record Survey			
<i>Scope of Work</i>			
Off site improvements			
Traffic Signalization			
Asbestos Abatement / Hazardous Material Remediation			
Site Work Hazardous Waste / Contaminated Soil Removal & Disposal			
Licensed Surveyor - Shoring Monitoring			
Monthly Electrical Usage Costs			
Project office Job Office / Site Laydown Area			
Progress Photos			
Final Cleaning			
Final Window Cleaning			
Printing Contract Documents & Approved Shop Drawings			
Moving/Relocation/Connection of Existing Owner Equipment			
<i>Insurance, Bonds & Taxes</i>			
Washington State Sales Tax			

Appendix A Responsibilities Matrix

Project:

Project no.:

NOTE: Nothing in this document supersedes or modifies the Contract or the General Conditions

Responsibility	By Design Builder	By Owner	Remarks
Builder's Risk Insurance			
Design Contingency			
Change Order Contingency			
Payment & Performance Bond - General Contractor			
Payment & Performance Subcontractors			
All insurance required per contract including E & O Insurance Premiums			

AUTHORIZED ACCEPTANCE

Design-Build Contractor **Date**

Agency **Date**

E&AS Project Manager **Date**

Appendix B: Milestone Deliverables Requirements

PHASE ONE

100 Percent Schematic Design/20% Design Documents

Schematic Design shall define the general scope, scale and functional relationships of the project. The Schematic Design Submittal shall provide sufficient information for the Owner to understand the main design concepts. The submittal shall reflect approximately 20 percent of the overall design. The list below is not intended to be comprehensive, the Designer Builder shall expand the requirements as required to meet a 20 percent overall design submission.

- A. Provide a preliminary description of the following:
 1. Define the general scope
 2. Building systems (structural, mechanical, HVAC, plumbing and electrical)
 3. Interior and exterior finishes
 4. Building site Zoning restrictions if any
 5. Code requirements
 6. Space planning and adjacency requirements
- B. Provide a detailed description of the following:
 1. Site Survey
 2. Geotechnical studies
 3. Hazardous material survey
 4. Preliminary budgeting
 5. Preliminary schedule
- C. Provide strategies for all equipment and systems relating to building services such as security and fire alarms and defines the technical requirements for phones, data, cable and audio-visual needs.
- D. The schematic drawings shall include:
 1. Site plans showing:
 - i. Location of buildings
 - ii. Existing and proposed utilities
 - iii. Proposed circulation
 2. Floor plans showing:
 - i. Key dimensions
 - ii. Circulation
 - iii. Interior partitions, door and window locations
 3. Conceptual roof plan
 4. Conceptual building elevations
- E. All drawings submitted shall be dated, show scale and orientation of drawing, and have the DES project name and project number.

100 Percent Design Development/45% Design Documents

In addition to the requirements in the Schematic Design Submittal, the following shall, as a minimum, be provided as part of the Design Development submittal. Design Development shall further develop the design approved in the Schematic Design Phase. The Design Development Phase should provide definite design conclusions based on the approved Schematic Design framework and represent approximately 45 percent of design completion. The list below is not intended to be comprehensive, the Designer Builder shall expand the requirements as required to meet a 45 percent overall design submission.

A. Site/Civil Plan-

1. Identify the following on the drawings:
 - a. Limits of the Work
 - b. Building setbacks and separations
 - c. Footprints of building
 - d. Water distribution and fire protection
 - e. Sanitary sewer collection and conveyance
 - f. Vehicular and Pedestrian Access and Circulation
 - g. Parking Requirements
 - h. Include utility corridors for major lines, grouped together
 - i. Site ADA Requirements
 - j. Landscape areas (existing and new)
 - k. Expansion and Phasing options (as applicable)
 - l. Identify existing utility locations
 - m. Zoning Information

2. Site/Civil Design Narrative describing:
 - a. Codes, standards and local Zoning amendments
 - b. Overall site features
 - c. Utilities connections and service
 - d. Vehicular circulation and parking areas, including roadwork in State Highway right-of-way, if any.
 - e. Pedestrian circulation: secure and non-secure
 - f. Landscaping
 - g. Construction access and TESC

B. Architectural

1. Floor Plans for the Building-Include development of the following:
 - a. Overall building dimensions and vertical and horizontal gridlines
 - b. Indicate major equipment, both Design Builder supplied and Owner supplied.
 - c. Indicate any specialty equipment, both Design Builder supplied and Owner supplied.
 - d. Indicate wall types.
 - e. Indicate full height wall locations.

2. Develop the following to the appropriate level:
 - a. Elevations, both interior and exterior
 - b. Reflected ceiling plans; include types of ceiling construction
 - c. Wall, floor and ceiling treatments
 - d. Roof plans, indicating slopes

- e. Room finish schedule
 - f. Wall sections
 - g. Minimum one building section
 - 3. LEED Checklist
 - 4. Code standards
 - 5. Architectural Design Narrative:
 - a. Confirm comparison with RFP Document; note any deviations.
 - b. Overall building features
 - c. Adjacency requirements
 - d. Program functional space
 - e. Interior and Exterior finishes
- C. Structural
 - 1. Preliminary Framing plans.
 - 2. Preliminary foundation plans.
 - 3. Structural Design Narrative
- D. Mechanical and Plumbing
 - 1. Design Loads, new and remodeled:
 - a. Mechanical
 - b. Plumbing
 - 2. Provide draft ELCCA and work plan.
 - 3. Preliminary HVAC drawings, indicating proposed equipment locations
 - 4. Preliminary Plumbing drawings
 - 5. 100 Percent Design Development Mechanical and Plumbing Design Narrative
- E. Electrical
 - 1. Preliminary Site electrical plan
 - 2. Preliminary Site lighting plan
 - 3. Preliminary power plans
 - a. Include electrical room, serving the building and site.
 - b. Preliminary lighting plans
 - 4. Electrical Design Narrative
- F. Special Systems and Telecommunications
 - 1. Preliminary Site special systems drawings
 - 2. Preliminary special systems drawings
 - 3. Telecommunications shall adhere to design submittals described within the TDIS standards.
 - 4. Special Systems Design Narrative

PHASE TWO

50 Percent Construction Documents/70% Design Documents

In addition to the required Design Development Submittal in Phase 1, the following shall, as a minimum, be provided as part of the Construction Document Submittal. Construction Documents shall further develop the design approved in the Design Development Phase. This submittal shall reflect 50 percent Construction Document, and shall define fully the scope for the project within the agreed GMP. The 50 percent Construction Document Phase should provide definite design conclusions based on the approved Design Development framework and represent approximately 70 percent of design completion. The list below is not intended to be comprehensive, the Designer Builder shall expand the requirements as required to meet a 70 percent overall design submission.

A. Site/Civil Plan-

1. Identify the following on the drawings:
 - a. Limits of the Work
 - b. Building setbacks and separations
 - c. Footprints of building
 - d. Grading and preliminary earthwork calculations
 - e. Drainage, addressing conveyance, treatment and disposal
 - f. Water distribution and fire protection
 - g. Sanitary sewer collection and conveyance
 - h. Vehicular and Pedestrian Access and Circulation
 - i. Preliminary pavement design
 - j. Parking Requirements
 - k. Fire Department Access and Circulation
 - l. Utility corridors and spatial distribution
 - m. Include utility corridors for major lines, grouped together
 - n. Site ADA Requirements
 - o. Landscape areas (existing and new)
 - p. Expansion and Phasing options (as applicable)
 - q. Existing utility locations
 - r. Zoning Information
 - s. Coordinated new utility service locations (i.e., utility transformers, exterior generators, etc.)

2. Update Site/Civil Design Narrative; finally describing:
 - a. Codes, standards and local Zoning amendments
 - b. Overall site features
 - c. Grading
 - d. Drainage (storm water runoff, retention, detention)
 - e. Utilities connections and service
 - f. Vehicular circulation and parking areas, including roadwork in State Highway right-of-way, if any.
 - g. Pedestrian circulation: secure and non-secure
 - h. Coordinate site lighting with electrical
 - i. Landscaping, including irrigation
 - j. Construction access and TESC

B. Architectural

1. Floor Plans for the Building. Update Design Development Submittal plans to include design revisions required per review comments and constructability review. Include development of the following:
 - a. Add dimensions for all interior and exterior spaces.
 - b. Call out room numbers and program names.
 - c. Indicate major equipment and location, both Design Builder supplied and Owner supplied.
 - d. Indicate any specialty equipment and location, both Design Builder supplied and Owner supplied.
 - e. Call out wall types and show details
 - f. Indicate full height wall locations
 2. Develop the following to the appropriate level:
 - a. Elevations, both interior and exterior
 - b. Reflected ceiling plans; include types of ceiling construction and security enclosures.
 - c. Wall, floor and ceiling treatments
 - d. Detailed room finish schedule
 - e. Wall sections
 - f. Roof plans, indicating slopes and show drainage
 - g. Multiple building section
 3. Code analysis: Update Design Development Submittal.
 4. Colors and Materials: Create a minimum of three design schemes for colors and materials.
 - a. Provide color boards and samples, and present to the Owner for review and approval.
 5. Outline specifications
 6. Update Architectural Design Narrative; include revisions to the narrative based on Design Development review comments, and on requirements necessitated by development of the design.
 - i. Confirm comparison with RFP Document and Design Development Submittal; note any deviations.
 - ii. Include catalog cut-sheets for all materials and equipment selections.
- C. Structural
1. Update Structural Design Narrative
 2. Framing plans with preliminary member sizes for main members
 3. Preliminary foundation plans
 4. Special framing for architectural features and large open areas
 5. Outline specifications
- D. Mechanical and Plumbing
1. Update Mechanical Design Narrative. Include:
 - a. Design Loads, new and remodeled:
 - i. Mechanical
 - ii. Plumbing
 - b. Include catalog cut-sheets for materials and equipment selections.

2. Preliminary HVAC drawings, indicating all equipment locations. Include equipment sizes and model numbers, and required chase and plenum clearances.
 3. Preliminary Plumbing drawings, indicating all equipment locations. Include equipment sizes and model numbers, and required chase and plenum clearances.
 4. Submitted completed Life Cycle Cost Analysis with work plan
 5. Outline specifications
 6. Update Mechanical Design Narrative. Include:
 - a. Design Loads, new and remodeled:
 - i. Mechanical
 - ii. Plumbing
- E. Fire Protection
1. Preliminary fire protection plan
 - a. Show location of stand pipe, pumps, main sprinkler lines
 - b. Indicate location of wet and dry systems
 2. Provide fire flow analysis and confirm the flow meets the local jurisdiction requirements.
 3. Outline specifications
- F. Electrical
1. Update Design Development Electrical Design Narrative.
 2. Include catalog cut-sheets for materials and equipment selections.
 3. Preliminary Site electrical plan
 4. Preliminary Site lighting plan
 5. Preliminary power plans
 - a. Include electrical room, serving the building and site, including equipment layout.
 6. Preliminary lighting plans
 - a. Calculations based on light fixture layout and coordinated with Architectural
 7. Outline specifications
- G. Special Systems and Telecommunications
1. Update Design Development Special Systems Design Narrative.
 - a. Include update of materials and equipment selections.
 - b. Include how the Agency standards are being followed.
 2. Preliminary Site special systems drawings
 3. Preliminary special systems drawings.
 - a. Equipment layouts for all control rooms and equipment rooms.
 4. Telecommunications shall adhere to design submittals described within the TDIS standards.
 5. Outline specifications.
 6. LEED Credit Review: Update LEED Checklist

Design Submittal: 100 Percent Construction Documents/100% Design Documents

- A. 100 percent construction documents shall be submitted to the Owner for review prior to documents being designated as complete. Design Builder shall address Owner's comments and concerns before documents are considered final. Once 100 percent Construction Documents are the final, a comprehensive design submittals, incorporating Owner's review comments from all previous submittals, for which the final requirements for construction of the Project shall be set forth in detail. The 100 percent Construction Documents is when the design is completed and ready for submittal to the Owner for general review.
- B. The Design Builder shall also submit a comprehensive list of any items missing for the submittal, with an explanation of why they are missing and when they will be submitted.
- C. The 100 Percent Construction Documents are not to be confused with any required permit sets. The Design Builder shall work with all agencies having jurisdiction and submit the appropriate level of design required for permit drawings.
 - 1. Final Construction Documents.
 - a. Sealed and signed set of Civil, Architectural, Structural, Mechanical, Electrical and Special Systems drawings.
 - b. Sealed and signed Project Manual (specifications), including Division 1.
 - c. Calculations, partial drawing sets and other supporting documents as required for permit submittal to separate reviewing agencies and departments
 - 2. Pursuant to review comments by the Owner and the Owner's consultants, revise and resubmit the 100 Percent documents as 100 Percent - Final Documents with comments incorporated.

Attachment C BIM Requirements

BIM Requirements

The Design-Builder will develop Building Information Model (BIM) protocol for use on this project.

1. All Consultants and Sub-Consultants shall use compatible software to allow the BIM model to be developed and updated in a timely manner.
2. The BIM model shall be developed and updated throughout the design process and construction.
3. The Design-Builder shall produce a schedule to show the start and finish of BIM model coordination for each discipline and for each Milestone Design Deliverable and Construction.
4. The BIM model shall, at a minimum, include Civil, Architectural, Structural, Mechanical and Plumbing, Fire Suppression and Electrical.
5. The Design-Builder shall schedule monthly meetings to review the BIM model with the Owner/DES, showing progress from the previous month, and reviewing the schedule.
6. The Owner/DES intends to utilize the model in the future for maintenance, remodeling and construction.
 - a. The Owner/DES will have full unrestricted use and ownership of the model.
 - b. The model shall be delivered to the Owner/DES with complete Operating and Maintenance (O&M) instructions and in a format the Owner/DES can utilize.
 - c. The model shall be delivered prior to project close out.