RFQ 2031ZA26Q00100 - Elevator Modernization - Request for Clarifications (Questions & Answers)	
Questions	**Government Responses**
1. Will the contractor to be selected under this solicitation to develop the DB bridging documents or their affiliates be eligible to be selected as the Design Build Contractor to construct the project or will that be considered an organizational conflict of interest?	**Contractor selected to develop bridging documents will be eligible for consideration once this project moves into design-build.**
2. Section J of the Solicitation lists DCF-1001538 Annex and Main Building Elevator Schedule- Revision 1 as Attachment 2-E, but it was not posted on the website. Please make this document available.	**Please see attached with this amendment.**
3. Section 3.1 of the SOW states "obtain permits and approvals". Since 35% bridging documents aren't final sealed drawings, these should be obtained by the Designer of Record for the Design Builder. Please clarify what permits and approvals are required in this SOW.	**No permitting is required during this phase, but please note there will be a BEP review after the 35% submission and all comments should be addressed in a final 35% submission. See revised Attachment 2 - SOW**
4. Section 3.3.1 of the SOW states "As-builts should be submitted at project completion". Please clarify that this isn't applicable under this SOW for bridging documents.	**Not applicable. Please see revised Attachment 2 - SOW.**
5. Are there drawings of the existing structure and building systems that will be made available to the selected contractor to use in performing structural and ME analyses and preparing drawings? Information that can't be determined from a site visit, such as reinforcing steel within concrete, is needed.	**Limited original building drawings, including structural and building systems, are available. This will be avaiable to the awardee.**
6. During the site survey phase will Contractor personnel require BEP escorts at all times and will they be able to take photos of the existing conditions?	**Anyone with a visitor badge must be escorted. Photos may be requested from your escort and will be released after security review.**
7. Should the past experience section include just project sheets or project sheets and resumes?	**The past performance should only include project sheets.**
8. If a firm wins this project, are they excluded from winning the Design-Build effort?	**No.**
9. Can the Project Manager and Quality Manager be the same person?	**Yes.**
10. Please confirm HAZMAT testing and reporting is not required in the bridging documents phase, and the AE shall only provide direction and specifications for the design-builder to perform the HAZMAT testing and abatement.	**Hazmat testing and reporting is required within the scope of the bridging documents. For AE please see SOW section 3.2A.**
11. Page 6 of 29 of the RFP states "Obtain necessary permits and approvals for design and construction". Please confirm this statement shall be deleted and is not applicable for the bridging document phase.	**Permits are not required for the bridging document phase.**
12. Please confirm the AE who provided the 2024 Assessment is precluded from being awarded this phase.	**They are not precluded.**
13. Please confirm if the awarded AE for this phase shall be precluded from teaming with a GC for the construction documents phase.	**They are not precluded.**
14. Please confirm what AT/FP provisions will be applicable for this phase.	**No antiterrorism/force protection applicable to this phase.**
15. Please confirm SF330 format is not required for solicitation response submissions.	**SF330 format is not required for solicitation responses.**
16. Please consider expanding the page limit of Volume I and II to 15 pages, so offerors can provide clear demonstration of experience with design of vertical transportation systems and past performance.	**Page limit will remain at 10 pages.**
17. Please confirm what is not included in the page count (covers, table of contents, dividers, signed amendments, etc.…)	**Page Limit DOES NOT include covers for volumes, tables of contents, glossary of abbreviations and acronyms, indices, title pages, cross reference indices, and section dividers/tables if they are inserted solely to provide ease to the reader in locating parts/sections of the proposal. Please see amended solicitation section L.**
18. Please confirm maximum file size acceptable to be emailed.	**Please limit emails to 25 mb. If a larger size is required, please break into multiple emails.**
19. Are there two separate generators for main building on 14st street and Annex on 13th street?	**No, BEP has 2 generators in the Annex Building that serve both buildings.**
20. Are elevator machine room HVAC currently connected to emergency generator power?	**No.**
21. Is spare capacity available in existing generators to add elevator machine room cooling on the emergency power?	**There is available generator capacity, but limited existing distribution.**
22. Are electrical single line diagrams available for normal power and emergency power?	**Single line drawings are available, but may not reflect as-built conditions.**
23. There are references to both DC Building codes and the UFCs. Who/what agency is the AHJ for this project? What code year should be utilized?	**Our goal is to meet current DC Building Codes**
24. What is the governing code to be followed and which year? IBC, UFC, etc.	**Our goal is to meet current DC Building Codes**
25. In the 35% submissions it lists updated construction specifications. If this is a UFC based project the 35% submission typically only includes a table of contents. Please confirm what is required.	**This is not a UFC project. Specifications should provide sufficient detail to enable design-build teams to submit responsive bids.**
26. The SOW Section 3.2.C Bullet 6, indicates that the specifications should be in Microsoft Word, is the specification format to be MasterSpec/SpecPoint (software is Word) or UFGS (software is a proprietary format: Specs-In-Tact)?	**MasterSpec format**
27. Please confirm who the design team who prepared the 2024 elevator assessment?	**This information has been redacted by the CO.**
28. Will team members that are part of the team responsible for developing the bridging documents, be allowed to be member of the design-build team?	**Yes. However this would be in a new requirement that would potentially be advertised in the future.**
29. Are original building drawings available?	**This will be avaialbe to the awardee.**
30. Are layout drawings for the elevators that have been previously modernized available?	**Some as-built drawings may be available. THis will be avaiable to the awardee.**
31. After the basis of design phase how many options are expected to be taken to the 35% design submission?	**All options required to bring the existing elevator infrastructure into code compliance.**
32. Is the Annex building a completely separate building with its own fire alarm system and fire control room?	**Fire alarms for both buildings go to a central FACP serving both buildings.**
33. Are the elevators currently on the emergency generator? How many elevators are designed to operate simultaneously? How are the elevators currently grouped?	**The elevators are not currently on the emergency generator. The number of elevators that can operate simultaneously / grouping is unknown.**
34. Is there a complete listing of all elevators in the building? This referenced document was not provided in the documents we reviewed.	**See Attachement 2e**
35. Regarding review comments, will the BEP facilitate/sponsor/set-up the use of Dr. Checks?	**No.**
36. Will photographs of the areas of work be allowed during the field investigation?	**Visitors may request photos.**
37. Will the AE team need to be escorted at all times?	**All personnel with visitor badges will need to be escorted.**
38. Per SOW Section 3.2.B, please confirm that ONLY Option #2 and Option #3 should be considered and that Option #1, #4, #5, and #6 are to be disregarded.	**All options required to bring the existing elevator infrastructure into code compliance should be considered.**
39. SOW Section 3.2.B at the top of page 5 and Section 3.2.C there are references to "All necessary structural, mechanical, electrical, plumbing, fire protection, and communications drawing in PDF format" and "…HVAC load calculations, fire protection calculations, plumbing calculations, electrical load calculations, lighting calculation and miscellaneous calculations…" and "Updated mechanical equipment layout plans and schedules, sequence of controls and control schematics; electrical power and equipment layouts, outline riser diagrams for power, communications, and fire alarm…". All these efforts are related to Options #4, #5, and #6 which are not indicated to be included in the project, please confirm that ONLY Option #2 and Option #3 should be considered and that Option #1, #4, #5, and #6 are to be disregarded.	**All options required to bring the existing elevator infrastructure into code compliance should be considered.**
40. Are the items listed in SOW Section 7 to be included even if they are not indicated in Option #2 or Option	**All options required to bring the existing elevator infrastructure into code compliance should be considered.**
41. Please confirm if Historic review and compliance is required.	**No historic review required.**
42. Please confirm complete As-Built documents are available, including structural, fire protection, MEP, architectural, and Life Safety.	**Limited as-built drawings are available. This will be avaiable to the awardee.**
43. Are any existing HAZMAT reports available for review?	**Limited hazmat reports may be available. This will be avaiable to the awardee.**
44. Please confirm the AE is to provide a targeted field verification (spot-checking) of existing conditions to confirm available as-built information only. If material testing or investigative work is required due to lack of as-built drawings, please confirm the AE shall note this requirement on the bridging documents for the design-builder to perform, and is outside the base scope of this phase.	**AE should provide survey for HAZMAT in accordance with 3.2.A to provide sufficient detail to enable design-build teams to submit responsive bids.**
45. Please confirm whether the Owner would accept performing material testing/investigation during this bridging phase where required due to insufficient as-built information. Because this is unknown if required at this time, including these services in the AE fee proposal will inflate the fee proposal for this phase.	**Material testing / investigation will be the responsibility of the AE.**
46. Could you please post site visit sign in sheet	**Please see attached with this amendment.**