

SOLICITATION/CONTRACT/ORDER FOR COMMERCIAL ITEMS <i>OFFEROR TO COMPLETE BLOCKS 12, 17, 23, 24, & 30</i>				1. REQUISITION NUMBER ADM-16-0127		PAGE OF 1 12	
2. CONTRACT NO. NRC-HQ-13-C-10-0035		3. AWARD/ EFFECTIVE DATE	4. ORDER NUMBER NRC-HQ-40-16-T-0001		5. SOLICITATION NUMBER		6. SOLICITATION ISSUE DATE
7. FOR SOLICITATION INFORMATION CALL:		a. NAME MATTHEW BUCHER			b. TELEPHONE NUMBER (No collect calls) 301-492-3485		8. OFFER DUE DATE/LOCAL TIME
9. ISSUED BY US NRC - HQ ACQUISITION MANAGEMENT DIVISION MAIL STOP TWFN-5E03 WASHINGTON DC 20555-0001			CODE NRCHQ	10. THIS ACQUISITION IS <input checked="" type="checkbox"/> UNRESTRICTED OR <input type="checkbox"/> SET ASIDE: % FOR:			
		<input type="checkbox"/> SMALL BUSINESS <input type="checkbox"/> HUBZONE SMALL BUSINESS <input type="checkbox"/> SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS		WOMEN-OWNED SMALL BUSINESS <input type="checkbox"/> (WOSB) ELIGIBLE UNDER THE WOMEN-OWNED SMALL BUSINESS PROGRAM <input type="checkbox"/> EDWOSB <input type="checkbox"/> 8(A)		NAICS: 541310 SIZE STANDARD: \$7.50	
11. DELIVERY FOR FOB DESTINATION UNLESS BLOCK IS MARKED <input type="checkbox"/> SEE SCHEDULE		12. DISCOUNT TERMS		<input type="checkbox"/> 13a. THIS CONTRACT IS A RATED ORDER UNDER DPAS (15 CFR 700)		13b. RATING	
15. DELIVER TO US NUCLEAR REGULATORY COMMISSION- MAIL PROCESSING CENTER 4930 BOILING BROOK PARKWAY ROCKVILLE MD 20852		CODE NRCHQ	16. ADMINISTERED BY US NRC - HQ ACQUISITION MANAGEMENT DIVISION MAIL STOP TWFN-5E03 WASHINGTON DC 20555-0001		CODE NRCHQ		
17a. CONTRACTOR/ OFFEROR EIGHTH DAY DESIGN INC ATTN CAROL MUSZYNSKI NA FALLS CHURCH VA 220432520		CODE 622070464	FACILITY CODE	18a. PAYMENT WILL BE MADE BY US NUCLEAR REGULATORY COMMISSION TWO WHITE FLINT NORTH 11545 ROCKVILLE PIKE MAILSTOP T9-B07 ROCKVILLE MD 20852-2738		CODE NRCPAYMENTS	
TELEPHONE NO.				18b. SUBMIT INVOICES TO ADDRESS SHOWN IN BLOCK 18a UNLESS BLOCK BELOW IS CHECKED <input type="checkbox"/> SEE ADDENDUM			
<input type="checkbox"/> 17b. CHECK IF REMITTANCE IS DIFFERENT AND PUT SUCH ADDRESS IN OFFER							
19. ITEM NO.	20. SCHEDULE OF SUPPLIES/SERVICES			21. QUANTITY	22. UNIT	23. UNIT PRICE	24. AMOUNT
	The purpose of this task order is for the Contractor to provide comprehensive design and project management services for the renovation of 4th and 16th floors of OWFN. Specific services shall be performed in accordance with the Statement of Work, see attachment 1. The pricing for this task order shall be established in the pricing schedule, see attachment 2. Total Obligated Amount: \$270,191.56 Ceiling Amount: \$270,191.56 (Use Reverse and/or Attach Additional Sheets as Necessary)						
25. ACCOUNTING AND APPROPRIATION DATA 2016-X0200-FEEBASED-40-40D001-51-F-127-L0141-3250					26. TOTAL AWARD AMOUNT (For Govt. Use Only) \$270,191.56		
<input type="checkbox"/> 27a. SOLICITATION INCORPORATES BY REFERENCE FAR 52.212-1, 52.212-4, FAR 52.212-3 AND 52.212-5 ARE ATTACHED. ADDENDA				<input type="checkbox"/> ARE <input type="checkbox"/> ARE NOT ATTACHED.			
<input type="checkbox"/> 27b. CONTRACT/PURCHASE ORDER INCORPORATES BY REFERENCE FAR 52.212-4. FAR 52.212-5 IS ATTACHED. ADDENDA				<input type="checkbox"/> ARE <input type="checkbox"/> ARE NOT ATTACHED.			
<input checked="" type="checkbox"/> 28. CONTRACTOR IS REQUIRED TO SIGN THIS DOCUMENT AND RETURN 1 COPIES TO ISSUING OFFICE. CONTRACTOR AGREES TO FURNISH AND DELIVER ALL ITEMS SET FORTH OR OTHERWISE IDENTIFIED ABOVE AND ON ANY ADDITIONAL SHEETS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED.				<input type="checkbox"/> 29. AWARD OF CONTRACT: REF. _____ OFFER DATED _____ YOUR OFFER ON SOLICITATION (BLOCK 5), INCLUDING ANY ADDITIONS OR CHANGES WHICH ARE SET FORTH HEREIN, IS ACCEPTED AS TO ITEMS:			
30a. SIGNATURE OF OFFEROR/CONTRACTOR Lisa Layman		Digitally signed by Lisa Layman DN: cn=Lisa Layman, o=Eighth Day Design, ou, email=lisa@edd.biz, c=US Date: 2016.05.20 16:51:37 -04'00'		31a. UNITED STATES OF AMERICA (SIGNATURE OF CONTRACTING OFFICER) 			
30b. NAME AND TITLE OF SIGNER (Type or print) Lisa Layman		30c. DATE SIGNED 05.20.16		31b. NAME OF CONTRACTING OFFICER (Type or print) MATTHEW BUCHER		31c. DATE SIGNED 5-20-2016	

AUTHORIZED FOR LOCAL REPRODUCTION
PREVIOUS EDITION IS NOT USABLE

STANDARD FORM 1449 (REV. 2/2012)
Prescribed by GSA - FAR (48 CFR) 53.212

TEMPLATE - ADM001

SUNSI REVIEW COMPLETE

JUL 25 2016

ADM002

19. ITEM NO.	20. SCHEDULE OF SUPPLIES/SERVICES	21. QUANTITY	22. UNIT	23. UNIT PRICE	24. AMOUNT
	Period of Performance: 5/20/2016-04/07/2018 Delivery: 04/07/2018 Period of Performance: 04/08/2013 to 04/07/2018				

32a. QUANTITY IN COLUMN 21 HAS BEEN

RECEIVED
 INSPECTED
 ACCEPTED, AND CONFORMS TO THE CONTRACT, EXCEPT AS NOTED: _____

32b. SIGNATURE OF AUTHORIZED GOVERNMENT REPRESENTATIVE	32c. DATE	32d. PRINTED NAME AND TITLE OF AUTHORIZED GOVERNMENT REPRESENTATIVE
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32e. MAILING ADDRESS OF AUTHORIZED GOVERNMENT REPRESENTATIVE	32f. TELEPHONE NUMBER OF AUTHORIZED GOVERNMENT REPRESENTATIVE
	32g. E-MAIL OF AUTHORIZED GOVERNMENT REPRESENTATIVE

33. SHIP NUMBER <input type="checkbox"/> PARTIAL <input type="checkbox"/> FINAL	34. VOUCHER NUMBER	35. AMOUNT VERIFIED CORRECT FOR	36. PAYMENT <input type="checkbox"/> COMPLETE <input type="checkbox"/> PARTIAL <input type="checkbox"/> FINAL	37. CHECK NUMBER
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38. S/R ACCOUNT NUMBER	39. S/R VOUCHER NUMBER	40. PAID BY
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41a. I CERTIFY THIS ACCOUNT IS CORRECT AND PROPER FOR PAYMENT	42a. RECEIVED BY (<i>Print</i>)	
41b. SIGNATURE AND TITLE OF CERTIFYING OFFICER	41c. DATE	42b. RECEIVED AT (<i>Location</i>)
		42c. DATE REC'D (<i>YY/MM/DD</i>)

SECTION C - Description/Specifications

TASK: HQ-40-16-T-0001, RENOVATION OF 4TH AND 16TH FLOORS OF OWFN

I. TASK

This is a non-personal services task order/contract. Under this task order, Eighth Day Design, Inc. (hereinafter referred to by "Contractor") the Contractor shall provide comprehensive design and project management services for the renovation of 4th and 16th floors of OWFN.

II. PROJECT BACKGROUND AND OBJECTIVES

The OWFN Floors 4 and 16 Reconfiguration Project will require a level of service the same as on floors 14 and 15 for A&E input/design. The Contractor shall provide comprehensive design and project management services for the design and reconfiguration for each floor. The A&E services shall include, but are not limited to: conducting engineer led field surveys, graphical surveys, analysis of planned work space, preparing engineering and structural studies, creating reports of recommended actions and /or design packages, cost estimates, space plans, design intent drawings (DIDs), construction documents (CD's), and project management.

The objective is to increase efficiency and functionality of the suites. The design will incorporate updated layout, architectural finishes, ceiling/lighting, A/V systems, free-standing & systems furniture placement. The contractor shall incorporate the furniture plan for electrical power requirement and egress coordination. New furniture selection and specification is by others. Upgrades to the mechanical, electrical, and plumbing systems serving these spaces shall also be addressed.

Assumptions:

- a) The future occupants of the 16th floor will be identified at contract award. A specific occupant will not be identified for the 4th floor, and so EDD will model the 4th floor after the 14th floor and include the alternates for core Conference space as already designed. Changes to the approved space plans as a result of a different end user/occupant will be an additional service.
- b) Allsteel will be the furniture vendor and they will be available to coordinate specific requirements of the furniture at EDD contract award.
- c) The program of requirements has already been developed by NRC and approved by the occupants. EDD will begin work with space planning.
- d) Test fits have already been developed by NRC. EDD will review the test fits for code compliance and review the final POR against the test fit provided by NRC. EDD will develop the final space plan for approval by NRC.
- e) The new floor layout will essentially match the floor layouts already prepared for the 14th and 15th floors. Some adjustments may be needed due to the specific occupant on the 16th floor.
- f) "Structural studies" are limited to evaluation of floor loading at floor safes which may be in clusters of no more than 5 safes in various locations on the floor.

- g) The Audio Visual scope of services is undefined at this time. EDD will provide the same infrastructure for AV as on floors 14 & 15 including power outlets, j-boxes, ring & string, and conduit. Specification of actual AV devices such as flat panel displays, projectors, etc. is not included.
- h) Facility design standards will be the same as on floors 14 & 15 including finishes, corner guards, millwork, sidelights, partition types, ceiling and light fixture specifications, however full height demountable furniture partitions will not be used. EDD will substitute demountable partitions with drywall walls.

III. SCOPE OF WORK FOR PROJECT MANAGEMENT AND DESIGN INTENT

The contractor shall perform the design work for all construction projects, described above as part of the U.S. Nuclear Regulatory Commission's (NRC) overall renovation and refurbishment activities at the NRC Headquarters One White Flint North building (OWFN) in Rockville, Maryland.

The contractor shall perform all A&E services for all the required changes necessary to the spaces involved in the proposed renovation areas to complete the restack and modification of floors 4 and 16 of OWFN.

Contractor shall manage all coordination and documentation of all drawings with all disciplines and sub-consultants producing efficient and complete Construction Documents.

A. Project Management (PM)

- The scope of planned work includes: space programming, space design, refurbishment of changed areas which includes the replacement of carpet, walls; design wall finishes and ceiling tiles, carpeting; furnishings; lighting; A/V and equipment; window coverings to match those on floors 14 & 15; furnishings; pantry and equipment/cabinetry; electrical, mechanical, plumbing work; & other renovations as required.
- The contractor shall provide coordination on the construction documents for the design, reconfiguration, and relocation of NRC equipment.
- The contractor shall develop a project management plan and implementation strategies which will identify all significant design issues related to each project (ie: long lead items).
- The contractor shall develop detailed schedules for the design phases of the work.
- The contractor shall provide PM services during the construction phase of each project.
- Quality Control Management at the Work Site - When directed by the COR, the A&E contractor may be required to review onsite the quality of work to ensure that the scope of services requested in the contract is being accomplished in the manner as described in the SOW.

Assumptions:

- i) Bidding and negotiation services are excluded.
- j) Value engineering design services are excluded.
- k) Change orders resulting in client changes are excluded.
- l) Construction of each floor will occur at separate times.
- m) Submittals will be reviewed at one time to include both floors. Products will be the same on each floor, unless specialty products are needed by an individual user group.
- n) The GC will provide a web based (or similar) system for ease of reviewing and tracking submittals, RFI's, etc. EDD will re-review submittals a maximum of one time.
- o) EDD will review and comment on Proposed Change Orders (PCO's) and GC applications for payment.

Deliverables:

- 1) The contractor shall propose a project approach for this task order (TO) within 5 days after award to the Contracting Officer's Representative (COR).
- 2) The contractor shall base the DID's on a Program of Requirement (POR) provided by NRC for the project. End user interviews and space tours of existing tenant areas will not be required. NRC will provide ArciBus reports with current space data requirements. A detailed equipment list will be provided by NRC.
- 3) The contractor shall attend five (5) design meetings as directed by the COR and shall prepare meeting minutes after each. (2 during space planning, 50% DID Draft, 75% CD Draft, and 95% CD Draft).
- 4) The contractor shall make corrections and modifications to meeting documents based upon comments from meetings within 3 days after the meeting.
- 5) The contractor shall prepare meeting minutes and update schedules for all stages during design. Meeting minute preparation and updating schedules during construction will be by others.
- 6) The contractor shall establish project scope and set project schedules within 5 days after the initial kick-off meeting.
- 7) The contractor shall prepare proposed design schedule in Microsoft Project or compatible.
- 8) The contractor will be required to update the schedule and submit to the NRC within 3 days after each progress meeting.

B. Space Design and Design Intent Drawings

- The contractor shall prepare space plans for these design areas (one preliminary and one final incorporating NRC comments).
- The contractor shall formulate space plan solutions and a design process for producing a functional and finished workspace.
- The contractor shall coordinate the final plans with the systems furniture installation plans and the NRC.

Assumptions:

- p) The NRC party (NRC single point of contact) who controls the various work areas will proactively work with the contractor to resolve any and all issues to the satisfaction of all parties during the preparation of the A&E documents.

- q) The materials and products on floors 4 and 16 will be the same as floors 15 and 16 (ie: finishes, corner guards, millwork, doors/frames/hardware, sidelights, partition types, ceiling design and light fixtures, and furniture.
- r) NRC will provide all plans that are available of the existing conditions. NRC will provide the current test fits in ACAD format.
- s) The floors will be fully occupied during field survey therefore field survey will be limited to what can be observed without moving furniture. The ceiling tiles will be in place during the field survey which will limit EDD's ability to fully review above ceiling conditions. Neither EDD nor their consultant(s) will be responsible for hidden field conditions and/or other site-specific situations that would only be revealed by destructive testing.
- t) There are no specialty spaces which will require above building standard construction (ie: SCIF areas, high density file rooms, computer rooms requiring 24hr HVAC, etc.)
- u) The existing elevator lobbies will be renovated to the same extent as on floors 14 and 15. No work will be done in the existing restrooms. Renovation work in core utility rooms will be limited to light fixture replacement.
- v) Design documents for signage will be the same as was submitted for floors 14 & 15. Workstations will not be included. We understand that the furniture vendor will select signage for the workstations. NRC will provide a room/workstation numbering system to EDD at project start for inclusion on all plans.
- w) Alternate layouts will not be developed for either the 4th or 16th floors. It is understood that the 4th floor will be designed for a generic end user occupant. The layout for the 16th floor will be for a specific end user and alternates are not required.
- x) Two separate sets of documents will be prepared – one for each floor; concurrently.
- y) Upon approval of the space plan, wall and furniture layout will not change. Upon approval of the DID, ceiling and power plan information will not change.

Deliverables:

- 1) One (1) Space Plan draft and (1) Revision (final)
- 2) One (1) Design Intent Drawings (DID) draft 50% and one final 50% (Arch plans and MEP narrative, including specifications from the 14th/15th Floor design which will apply to the new floors)
- 3) The contractor shall provide recommendations for space plan, design, and finishes for refurbished space.
- 4) The contractor shall provide to scale drawings, which show current conditions and all proposed changes.
- 5) Coordinated drawings for the 4th and 16th floors that fully convey the design intent with adequate detail to prepare preliminary cost estimates.
- 6) Final DID's shall be provided in both hard copy and electronic formats. All electronic versions of deliverables shall be in AutoCAD (compatible with NRC), PDF, and other native source file formats if applicable. Printing under this task is limited to two full size and one half size sets.
- 7) The DID's will be created as two separate sets of documents in order that each floor may be bid separately.
- 8) Conduct meetings (total of 8) to review-drawings at both draft and final phases with designers and the NRC. (2 during space planning, 50% DID Draft, 50% DID Final, 75% CD Draft, 75% CD Final/Page Turn, 95% CD Draft and 95% CD Final/Page Turn).

IV. SCOPE OF WORK FOR CONSTRUCTION DOCUMENT SERVICES

A. Construction Documents

- The contractor shall coordinate drawings for all floors/spaces/sheets, including all consultants such as Mechanical/Electrical/Plumbing (MEP),-as needed that fully document construction requirements for bidding and construction.
- Drawings shall be provided in both hard copy and electronic formats. All electronic versions of deliverables shall be in ACAD (compatible with NRC), PDF and other native source file formats if applicable. Printing under this task order is limited to - minimum of two full size sets and two half size sets.
- Final CDs and shall be provided in CAD exports compatible with space management database (ArciBus).
- The contractor shall conduct meetings (total of 5) to review drawings at ~~both draft and final~~ phases with designers and NRC. (2 during space planning, 50% DID Draft, 75% CD Draft, and 95% CD Draft).
- The contractor shall provide (total of 2) "Page turn" review meetings at 75% CD Final, and 95% CD Final submissions. Mechanical, Electrical and Plumbing disciplines shall attend the review meeting via conference call, and drop off as each discipline has been reviewed.
- Upon approval of designs by the NRC, the contractor shall provide an estimated construction schedule for planning purposes prior to the NRC acquisition of a construction contractor.
- The contractor shall revise drawings by clouding and produce a written narrative from 95% to 100%. The contractor shall issue the 95% CD's for pricing ahead of the 100%. This would include additional coordination and narratives required by the GC. (Floors 4 and 16)
- The contractor shall review all submittals, requests for information, installations of equipment and materials to ensure adherence to scope of work, and accurate placement of furniture according to construction documents.
- The contractor shall validate finishes and materials submitted by the construction contractor within 5 days after receipt of the finishes and materials.

Deliverables:

- 1) 50% DID Draft (will include MEP narrative and specifications)
- 2) One (1) 75% Construction Document (CD) Submission
- 3) One (1) 95% CD Submission
- 4) One (1) Final (100%) CD Submission
- 5) The contractor shall review CAD space plans to assure plans comply with local and International Building Code and applicable local code requirements.
- 6) The contractor shall prepare architectural specifications and drawings for the area of work specified by the COR.
- 7) The contractor shall prepare drawings related to CD's such as space plans, partition plans, finish plans, elevations, sections, reflected ceiling plans, and detailed drawings when specified.
- 8) The contractor shall attend (8) design meetings as required by the COR.
- 9) The contractor shall attend the Pre-Construction Conference.
- 10) The contractor shall attend eight (8) construction progress meetings (chalk line review, punch list and two additional meetings per floor)

- 11) The contractor shall attend four (4) construction conformance site visits as directed by the COR (two per floor)
- 12) The contractor shall perform submittal reviews and prepare responses within five (5) days after the receipt of each submittal.
- 13) The contractor shall conduct Architectural and MEP site visits as directed by the COR.
- 14) The contractor shall respond to RFI's as needed throughout the construction process.
- 15) The contractor shall prepare Construction CD's at 75%, 95%, and 100% based on the approved DID's (signed off on by all concerned parties). Printing under this task is limited to two full size and two half size sets.
- 16) The professional services required for this project may include, but shall not be limited to the following: conducting field surveys; graphical surveys; analysis of existing work space and planned work space; preparing engineering studies; creating reports of recommended actions and/or design packages; review of contractor submittals; preparation of space plans
- 17) The contractor shall prepare demolition plans for the existing space. The contractor shall assume for any reconfigurations of space, the design will include modifications to existing systems such as electrical, heating, ventilation and air conditioning; plumbing; fire suppression; and IT, A/V, telecom, and security infrastructure. Designs may be required for carpeting, wall finishes, ceiling tiles, and conference/dining/lounge/pantry fixed furniture of any type. Note that free standing furniture is by others.
- 18) The contractor's designs shall accommodate the electrical and lighting requirements which will be furnished to the construction contractor.
- 19) The contractor shall track changes with clouding and narratives between 95% and 100%.
- 20) Construction of floors 4 and 16 will be non-concurrent and will be done by the same general contractor. One set of submittals (i.e. finish samples) will generally apply to both floors.
- 21) The contractor shall deliver architectural and MEP ACAD as-built drawings at project end. The contractor shall update ACAD drawings with field changes as they are made known to the contractor during construction through RFI's, and project walk-throughs, final redlines at project end and incorporate further updates and prepare drawings for delivery to NRC. These will be submitted in electronic format. All electronic versions of deliverables shall be in BIM (compatible with NRC), PDF and other native source file formats if applicable.
- 22) Upload final furniture plan into architectural CD's. Furniture plan by others.

Assumptions:

- z) NRC shall provide final approved furniture plans, wiring diagrams, dimensioned electrical tele/data/power infeed locations, required clear dimensions, and in-wall blocking requirements to Contractor at the beginning of this phase for CD production.
- aa) The 95% CD submission date is anticipated for mid-July. EDD will issue a schedule at project start and coordinate submission review times with NRC. We anticipate a very aggressive schedule will be needed.
- bb) EDD will coordinate with NRC's IT, AV, Telecom and Security consultants to ensure that all GC provided infrastructure requirements are included in the construction documents. Specifications for equipment, devices and wiring shall be by NRC's consultants and is not included in EDD's scope of work. EDD anticipates to be involved in coordination of the following:
 - a. IT, AV, Telecom and Security Infrastructure - detailed programming requirements for the audiovisual systems, lighting, and audio systems will be developed by NRC's consultants. These include AV projection systems and

types, room sizes and configurations, room control requirements, and AV/data interface needs.

- b. NRC's consultants shall develop and document IT, AV, telecom, & security requirements of staff relocating to a new location.
- c. NRC's consultants shall document existing IT, AV, telecom, & security that will be re-utilized in other locations.
- d. NRC's consultants shall develop plans for the demolition/reuse of the IT, AV, telecom, & security infrastructure that will be re-utilized in other locations.
- cc) There is no requirement for supplemental or 24 hr HVAC.
- dd) VAV replacement has already been completed on floors 4 and 16. All VAV's will be listed as "existing to remain". Some may need to be relocated. NRC to provide specifications on controls.
- ee) New ceiling mounted supply and return diffusers will be the same as OWFN 14th & 15th floors.
- ff) Lighting control system basis of design will be Encelium, same as OWFN 14th & 15th floors. NRC's lighting controls vendor will provide sensor and panel locations, requirements and riser diagrams.
- gg) There are no spaces with high power needs (such as computer rooms) that will require extensive electrical design.
- hh) Permits are not required for OWFN.
- ii) There is no requirement for LEED certification
- jj) Pre-qualifying General Contractors (GC's), bidding and GC contract negotiation services are not included.
- kk) Value Engineering services are not included.

Mechanical Design to include the Following:

- NRC has already replaced VAV boxes on the 4th and 16th floors. NRC will provide specifications of the new VAV design for contractor's use to confirm the existing VAV's will meet the requirements of the new space.
- The contractor shall provide redesigned locations for supply and return registers and air flow as needed based on floor redesign.
- This shall include make up air for the air handlers also. Design of controls not included.
- The contractor shall perform load calculation in the areas of work only.
- The contractor shall perform adjustments to the airflow quantity required to meet the load in the area of work.
- The contractor shall design the relocation existing diffusers as required by new partitions.
- The contractor shall design the redistribution of base building air quantities as available.

Plumbing design to include the following:

- The contract shall design the replacement of plumbing and valve fixtures at pantry locations.

Electrical design to include the following:

- Reflected ceiling plans to meet IEEC requirements. This will include occupancy sensor layout.
- Lighting design for non-standard or decorative systems other than specifically listed above.
- Lighting layout.
- Lighting calculations.
- Indicating telephone/data receptacles for use by the tenant's communication vendor or architect.
- Adapting existing fire alarm systems to accommodate the revised tenant partitions within the capabilities of the existing system.

Fire suppression design to include the following:

- These tasks are done by the sprinkler contractor. EDD and WFT will provide performance specifications on the drawings.

Sprinkler Inspection:

The contractor shall perform sprinkler inspections as follows:

- Provide construction surveillance of the fire sprinkler and fire alarm installations.
- Inspect sprinkler system for head locations as well as support hangers.
- Inspect fire alarm devices for type, location and height of ADA (strobes) as applicable.
- Upon completion of the sprinkler system installation, prior to ceiling close-in, witness the 2 hour 200 psi hydrostatic test in accordance with NFPA 13, latest edition.
- Provide report detailing test results to be reviewed and approved by the GSA Life Safety office.

The following field inspections are to be included per floor:

- Walk-through of sprinkler placement at 90% completion to confirm sprinkler and hanger locations with deficiency report.
- Walk-through of sprinkler system and hydro test of system with report
- Walk-through after ceiling close in to confirm escutcheons have been installed and properly seated.
- Walk-through of fire alarm devices and confirmation of conductor size and type with deficiency report.
- Walk-through of fire alarm devices to confirm proper strobe candela installed as well as all device locations.

Unforeseen construction changes

During construction, a number of items could be identified that will need further assistance from the contractor with architectural and Mechanical, Electrical and Plumbing (MEP) changes. An estimate of 80 hours is to be included to cover these changes. Upon the discovery of these changes, the contractor shall immediately provide the COR with an estimated number of hours for the additional work. Any changes in excess of 80 hours will require a contract modification.

VI. Work Schedule

All site visits and work shall be coordinated through the COR. After the award of the TO or the exercise of an optional task, the contractor shall submit a work schedule to the NRC COR, which provides a detailed sequence of the overall project operations, including a proposed start-up date for the project and a projected completion date for all work. In order to allow for project coordination, this report shall be provided to the Government at least 5 working days prior to commencing any work on this project and NRC approval obtained prior to starting work. Changes to the schedule must be made accordingly.

VII. Period of Performance - RESERVED

VIII. Key Personnel – RESERVED

Principal	Carol Muszynski
Sr. Project Manager	Lisa Layman
Sr. Designer	Katie Smith
Architect	Michael Bergeron
Designer	George Mutokuto

IX. Standards of Conduct

The contractor shall be responsible for maintaining satisfactory standards of employee conduct and integrity during the performance of this contract.

X. Accessibility and Recording Presence

The facility will be occupied during the normal working hours (8AM-5PM). The contractor shall be expected to coordinate its work with the COR when accessing the premises and communicating with other contractors.

XI. Quality Control Management at the Work Site

It shall be the responsibility of the A&E contractor to be onsite for up to (12) meetings across both floors to review site work, and compare specifications with the work to be done. The contractor shall verify all information shown on the drawings (if applicable).

When directed by the COR, the A&E contractor may be required to review onsite the quality of work to assure that the scope of services requested in the contract is being accomplished in the manner as described in the SOW of the contractor/individual TO.

XII. Contractor Supervision (EDD will supervise all design work occurring in house and we shall review the drawings of our consultants for coordination. EDD shall not be responsible for supervision of general contractor's construction work on site).

The contractor shall arrange for satisfactory supervision of the work described in this

contract. The contractor or supervisor shall be available at all times when the contract work is in progress to receive notices, reports, or requests from the Contracting Officer or his or her representatives. It is the policy of the NRC not to directly or indirectly exercise direction or supervision of the contractor's employees and/or subcontractors.

XIII. Workmanship

All work under this contract shall be performed in a skillful and professional manner and shall be in compliance with all laws, ordinances, and regulations (Federal, State, County, City, or otherwise). The Contracting Officer may require, in writing, that the contractor remove from the project any employee the Contracting Officer deems incompetent, careless, or otherwise objectionable. The A/E will be responsible for obtaining all building permits/permissions from any and all governmental/approving bodies.

IX. Parking

Limited parking on site may be available for contractors between the hours of 6:00 p.m. and 2:00 a.m., Monday through Friday, and 7:00 a.m. through 7:00 p.m. on weekends. Advance request for parking needs to be communicated to the COR.

YEAR 4 (4/8/2016 through 4/7/2017)				
CLIN	LABOR CATEGORY	EST. HRS	RATE	EST. TOTAL
3001	PRINCIPAL	[REDACTED]	[REDACTED]	[REDACTED]
3002	SR. PROJECT MANAGER	[REDACTED]	[REDACTED]	[REDACTED]
3003	SR. DESIGN/ARCHITECT/SR. DESIGNER	[REDACTED]	[REDACTED]	[REDACTED]
3004	ARCHITECT	[REDACTED]	[REDACTED]	[REDACTED]
3005	DESIGNER	[REDACTED]	[REDACTED]	[REDACTED]
3006	JR. DESIGNER/DRAFTER	[REDACTED]	[REDACTED]	[REDACTED]
3007	ADMINISTRATIVE	[REDACTED]	[REDACTED]	[REDACTED]
3008	MEP PRINCIPAL		[REDACTED]	\$0.00
3009	MEP PROJECT MANAGER	[REDACTED]	[REDACTED]	[REDACTED]
3010	MEP SR. ENGINEER	[REDACTED]	[REDACTED]	[REDACTED]
3011	MEP ENGINEER	[REDACTED]	[REDACTED]	[REDACTED]
3012	MEP TECHNICAL DESIGNER		[REDACTED]	\$0.00
3013	BIM SPECIALIST		[REDACTED]	\$0.00
3014	MEP DRAFTER		[REDACTED]	\$0.00
3015	MEP CLERICAL		[REDACTED]	\$0.00
3016	MEP CONSTRUCTION MANAGER		[REDACTED]	\$0.00
3017	STRUCTURAL PRINCIPAL	[REDACTED]	[REDACTED]	[REDACTED]
3018	STRUCTURAL PROJECT MANAGER		[REDACTED]	\$0.00
3019	STRUCTURAL ENGINEER		[REDACTED]	\$0.00
3020	STRUCTURAL SR. CADD TECHNICIAN		[REDACTED]	\$0.00
3021	STRUCTURAL CADD TECHNICIAL		[REDACTED]	\$0.00
3022	STRUCTURAL CLERICAL		[REDACTED]	\$0.00
3023	COST ESTIMATOR PRINCIPAL		[REDACTED]	\$0.00
3024	SENIOR ESTIMATOR		[REDACTED]	\$0.00
3025	JUNIOR ESTIMATOR		[REDACTED]	\$0.00
3026	COST ESTIMATOR ADMINISTRATIVE		[REDACTED]	\$0.00
3027	PERMIT EXPEDITER		[REDACTED]	\$0.00
3028	SENIOR ASSOCIATE FIRE PROTECTION	[REDACTED]	[REDACTED]	[REDACTED]
3029	SENIOR ASSOCIATE ACOUSTICAL/AV		[REDACTED]	\$0.00
	BILLING PERIOD YEAR 4 LABOR ESTIMATED TOTAL	[REDACTED]		\$214,211.90

YEAR 5 (4/8/2017 through 4/7/2018)

CLIN	LABOR CATEGORY	EST. HRS	RATE	EST. TOTAL
3001	PRINCIPAL	[REDACTED]	[REDACTED]	[REDACTED]
3002	SR. PROJECT MANAGER	[REDACTED]	[REDACTED]	[REDACTED]
3003	SR. DESIGN/ARCHITECT/SR. DESIGNER	[REDACTED]	[REDACTED]	[REDACTED]
3004	ARCHITECT	[REDACTED]	[REDACTED]	[REDACTED]
3005	DESIGNER	[REDACTED]	[REDACTED]	[REDACTED]
3006	JR. DESIGNER/DRAFTER	0	[REDACTED]	\$0.00
3007	ADMINISTRATIVE	[REDACTED]	[REDACTED]	[REDACTED]
3008	MEP PRINCIPAL		[REDACTED]	\$0.00
3009	MEP PROJECT MANAGER		[REDACTED]	\$0.00
3010	MEP SR. ENGINEER	[REDACTED]	[REDACTED]	[REDACTED]
3011	MEP ENGINEER	[REDACTED]	[REDACTED]	[REDACTED]
3012	MEP TECHNICAL DESIGNER		[REDACTED]	\$0.00
3013	BIM SPECIALIST		[REDACTED]	\$0.00
3014	MEP DRAFTER		[REDACTED]	\$0.00
3015	MEP CLERICAL		[REDACTED]	\$0.00
3016	MEP CONSTRUCTION MANAGER		[REDACTED]	\$0.00
3017	STRUCTURAL PRINCIPAL	0	[REDACTED]	\$0.00
3018	STRUCTURAL PROJECT MANAGER		[REDACTED]	\$0.00
3019	STRUCTURAL ENGINEER		[REDACTED]	\$0.00
3020	STRUCTURAL SR. CADD TECHNICIAN		[REDACTED]	\$0.00
3021	STRUCTURAL CADD TECHNICIAN		[REDACTED]	\$0.00
3022	STRUCTURAL CLERICAL		[REDACTED]	\$0.00
3023	COST ESTIMATOR PRINCIPAL		[REDACTED]	\$0.00
3024	SENIOR ESTIMATOR		[REDACTED]	\$0.00
3025	JUNIOR ESTIMATOR		[REDACTED]	\$0.00
3026	COST ESTIMATOR ADMINISTRATIVE		[REDACTED]	\$0.00
3027	PERMIT EXPEDITER		[REDACTED]	\$0.00
3028	SENIOR ASSOCIATE FIRE PROTECTION	[REDACTED]	[REDACTED]	[REDACTED]
3029	SENIOR ASSOCIATE ACOUSTICAL/AV		[REDACTED]	\$0.00
	BILLING PERIOD YEAR 5 LABOR ESTIMATED TOTAL	[REDACTED]	[REDACTED]	[REDACTED]
	NOT TO EXCEED TOTAL - Years 4 and 5			\$270,191.53