CHAPTER 00455

ADDENDUM NO. 5
January 14, 2005

EDUCATIONAL OUTREACH BUILDING
Project No. 10623
Capital Projects Office
University of Washington
RFP Release Date: September 24, 2004

REQUEST FOR DESIGN-BUILD PROPOSALS
The University of Washington, herein “University”, amends it’s Request for Design-Build Proposals and any and all previously published addenda to the RFP as indicated herein below:

ADDENDA ITEMS

   Omit paragraph C. in its entirety and substitute: C. Final Cleaning: By Design-Builder.

5-2. Re: RFP Performance Requirements, Chapter B21 – Exterior Walls, Products, C. Exterior Skin of Exterior Walls.
   Add new paragraph: i. Wood siding, if protected from the elements and reasonably accessible for maintenance.

   Add to d. Wood Doors: (unless protected from the elements).

   Omit paragraph 8. Availability in its entirety.
   Omit paragraph 9. Reliability Indexes in its entirety.
   Change paragraph 10. Allowance for Change and Expansion to read:

   10. Allowance for Change and Expansion:
       At the completion of design there shall be no less than the following additional capacities remaining in the electrical distribution system:

       • Main Service switchboard – 40% of the total service amapacity shall remain unused and there shall be space in the switchboard to accommodate 2 additional 400A breakers.
       • 480 Volt Mechanical panels 25% spare breakers and 40% spare capacity. Spare breaker distribution shall be in the same proportions as “used” breakers with at least one spare breaker of each size used.
       • 480 Volt Lighting panels 10% spare capacity and 15% spare breakers.
       • 480V/208V Transformers shall be loaded to no more that 60% capacity
120V branch circuit panels 25% spare breakers and 40% spare capacity. Spare breaker distribution shall be in the same proportions as “used” breakers with at least one spare breaker of each size used. Spares/Spaces in the same room may be combined but the total must still meet the requirement.

In paragraph 11. Operating Expense, omit “peak-shaving capability.”

5-5. Re: RFP Performance Requirements, Chapter D52 – Service and Distribution.


In Products, B. Branch Circuits, 1. Conduits, change to read:

1. Conduits:
   a. Use one of the following:
      1) As allowed by the Seattle Electrical Code
      2) Exception: MC Cable shall not be run horizontal in walls. Route vertically to junction box above ceiling. Exception MC cable is allowed to run horizontally in contiguous walls not separated by perpendicular demising walls (i.e do not turn corridors or connect adjacent rooms with horizontal MC cable runs.

5-6. Re: RFP Performance Requirements, Chapter D6 – Artificial Lighting, Performance.

In A. Basic Function, change paragraph 4. Controls to read:

4. Controls: Provide controls per the Seattle Energy Code. Daylight zone fixtures shall be provided with dimming ballasts, simple switching is not acceptable. However spaces exempt from daylight control requirements may be designed to comply with the Seattle Energy code via multi-level switching.

In E. Operations and Maintenance:

   Delete 1. Moisture Resistance, in its entirety.

   Delete 3. Allowance for Change and Expansion, in its entirety.

QUESTIONS & ANSWERS

5-1. Are full height partitions required where the Program calls for “Office”?

Full height partitions are required when the Program specifies “Office”.

5-2. Is a vehicular entrance location to the below grade parking structure off of University Way acceptable to the University?

No, vehicle access to the parking garage other than by way of the alley would be contrary to the RFP Program and the University's Master Plan for the site.

5-3. What is the smallest acceptable number of covered bicycle parking spaces that must be provided?

The University's Program requires 40 covered bicycle spaces (page C-6).

5-4. Reference Performance Requirements, Chapter B23: Is it acceptable to use wood entrance doors?

The University will accept a limited use of exposed wood on the exterior of the building if the wood surfaces are reasonably protected from the elements and conveniently accessible for maintenance.
5-5. Reference Performance Requirements, Chapter B21: Is it acceptable to use wood cladding in small quantities on the building exterior if it is properly protected from the elements?

Yes; see answer above.

5-6. Are single occupancy restrooms acceptable to the University?

No.

5-7. Is Program Group 0.0, Future Academic Program, to be located in one area on a single floor, or can it be dispersed throughout the building?

It is desirable for such space to be located in a single area, but the program area may be distributed in no more than two areas each of whose area is no smaller than 800 square feet.

5-8. How should the Program Group 0.0, Future Academic Program space be finished? Is it appropriate for the "raw, unimproved shell space" to be open to view of "finished" space? Should the unimproved space be divided off from the rest of the building?

The space should be "raw" unimproved tenant space enclosed by partitions finished on the public side. Provide access door(s) and meet applicable exit codes.

5-9. Reference Performance Requirements, Chapter B: will acoustical performance requirements for "exterior noise at interior spaces" be modified for this project?

The acoustical performance requirements must be met when and if the building is fully enclosed with all windows closed. The University understands that these acoustical performance requirements cannot be met if the building is limited to “natural ventilation”.

5-10. Reference Performance Requirements, Chapter 111, Section B.1, page 111-4: In lieu of Interior Space Conditions indicated for Occupied Spaces (75 deg F plus or minus 2 deg F, 50% RH max), is it acceptable to design Occupied Spaces to comply with the latest industry standard ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” and the following Bounding Comfort parameters established in LEED version 2.1: 85 deg F+ less than 20 hours per year; 80 deg F - 85 deg F less than 50 hours per year; 75 deg F - 80 deg F less than 150 hours per year.

Thermal comfort criteria indicated in Performance Requirements, Chapter 111 remain unchanged.

5-11. Can Program Area be reduced?

The minimum program area has been revised as follows:

0.0 Future Academic Programs  3,290 sf

This represents a 540 sf reduction in area.

8.0 English Language Program (ELP)  9,069 sf

Reduce 8.91 Laboratory 60 sf to 940 sf.
Reduce 8.92 Laboratory 60 sf to 1,140 sf.

11.0 General  4,879 sf

This represents:

a. a 100 sf reduction of 11.21 Large Meeting Room to 900 sf;
b. elimination of (1) 120 sf, 11.23 Small Meeting Room;

c. a 50 sf reduction of 11.12 Lounge.

12.0 Centrally Funded Units 2,030 sf

This represents deletion of (1) 120 sf 12.51 CFU/CASPO Offices.

Note that these are minimum requirements.

5-12. Can the Budget (MADCC) be increased?
The University feels that the MADCC limit can be met by the proposers.

5-13. Can acoustical performance be lowered from STC 55?

There is no requirement for STC 55 partitions. Chapter C1 requires that offices or conferences rooms adjacent to restrooms meet an NIC 55 performance. The NIC performance is dependent upon the selection of (a) partition wall STC rating, (b) the ceiling type in the office, and (c) ceiling type in the restroom. See 5-21, below.

5-14. Can the University find the height of College Inn cornice?
The University will not survey the height of the College Inn but will allow the Design Build teams to access University property to determine.

5-15. Is handicapped van parking outside garage acceptable?
Yes, handicapped van parking is desirable but not required.

5-16. FF&E costs?

FF&E costs are the responsibility of the University. At present, there is no budget for FF&E costs. Educational Outreach intends to use its existing equipment and furniture in the new building.

5-17. Who gets LEED/Energy rebates?

The Design-Builder may apply for and receive energy rebates offered for capital equipment expenditures in the initial construction of the project. All other energy rebates will accrue to the Non-Profit Lessor.

5-18. Can the University change 00830-2 to “up to 15 days for review.”
The University will change the “review period of a minimum of 15 working days” to “review period of up to 15 working days”.

5-19. What is the University’s MUP Submittal/Schedule?
The Design-Builder is expected to prepare MUP submittal documents by the end of the Schematic Design Phase. See Proposal Form for the time period between NTP and Schematic Design submittal. The Design-Builder should allow 24 weeks from MUP submittal to MUP approval.

5-20. Section 8.91 & 8.92 Both ELP Labs have a 12'-0" ceiling height requirement. Is there any latitude in lowering this requirement. If no variance from this requirement can be made the floor to floor height must be raised throughout the entire floor to accommodate these labs. This approach may compromise overall building height limits and increase costs.

Ceilings of ELP Laboratory 8.91 and ELP Laboratory 8.92 may be a minimum height of 11'-0".

5-21. Chapter C1, PERFORMANCE Section B, 1 The interior acoustical performance criteria requires that we propose partition systems which achieve NIC 55 acoustical performance. This is an extremely high performance standard for an office building. Setting the criteria so high complicates and add significant cost to the HVAC systems, partitions, doors,
relites (if possible). Can this criteria be tuned to address real areas of concern to lessen to overall requirements and reflect more realistic office construction of a single layer of GWB on either side of a metal stud?

Chapter C1 requires that offices or conference rooms adjacent to restrooms meet an NIC 55 performance. The NIC performance is dependent upon the selection of (a) partition wall STC rating, (b) the ceiling type in the office, and (c) ceiling type in the restroom. The NIC 55 criteria should also be extended to walls separating stairways from offices. An STC 55 performance is probably the minimum rating required for walls to achieve an NIC sound isolation overall.

Chapter C1 requires that partitions separating offices from other occupancies conform with speech privacy ratings of AI 0.05 to 0.10, as called out in Chapter C, paragraph B.4.d. This requirement drives the selection of partition assemblies, for a given mechanical system background noise level (typically NC 30 to 35). Example wall construction to meet AI 0.10 performance: 25 gauge full height 3.5” metal studs, at 24” o.c., 5/8” Type X wallboard, 2 layers on one side, one layer on opposite side, with a fiber batt in the wall cavity. All wall assembly components and spacings affect the acoustical performance.

The example partition above tests in the range of STC 50 to 53. Removing one layer reduces the STC rating to an STC 47 to 50 range, and speech privacy is also reduced. However, the University has determined that a single layer each side is acceptable for 3.5” stud partitions separating offices, and offices from open office areas, but only for this condition.

All other wall and ceiling assemblies enclosing conference rooms and other speech privacy areas should meet the Articulation Index (AI) performance level of AI 0.10, or less. In standard construction, speech privacy at AI 0.10 can usually be achieved with a wall tested at STC 50 to 53. For amplified sound, higher rated walls are required to meet the speech privacy criterion. In accordance with substantiation requirements of Chapter C, the DD design proposal should detail wall and ceiling types and provide speech privacy calculations (or measurements) to demonstrate conformance with AI 0.10 privacy.

5-22. Can above grade limit GSF exceed 55,000 sf and can total gross square footage exceed 65,000 sf?

Yes. Revise the above grade GSF limit to 60,000 gsf and the total gross area to 70,000 gsf.

5-23. Can we reduce or eliminate the expansion space to help accommodate programmed net areas in a tight building envelope?

No, see 5-11.

5-24. D5-E.9 Are power reliability studies, and the associated costs, required for non-critical facilities like the Education Outreach Building? This would include system interruption frequency and substation reliability evaluation calculations.

Specification text modified to delete this requirement.

5-25. D5-7E Does a pathway exist to connect the Cutler Hammer IQ Analyzer to the U of W Network at Condon Hall?

Design Builder to provide pathway and make connection.

5-26. C24-1 Will A/V Equipment, installation, and commissioning be part of the MADCC?

A/V Equipment, installation and commissioning are not part of the MADCC.

5-27. If the cost of the Seattle City Light and QWEST charges to design and install electrical and phone is to be included in the MADCC we’d like you to require all proposers carry the same owner specified allowance for this work to be paid as a reimbursable cost.

Response forthcoming.
5-28. **Facility Performance 111-2 Item 5,b,4** Please add "budget" to list of considerations for attaining LEED points. Ignoring the added cost to achieve some of the "If Possible" LEED point criteria is not fair to the proposers.

The capital cost to achieve the LEED points claimed in a proposal must be included in the proposer’s contract price, which may not exceed the MADCC. Operating cost of the proposed LEED criteria points will be a consideration in the University’s evaluation of the proposer’s LEED checklist.

5-29. **Chapter F** Has a Hazardous material survey been done? Can we get a copy? If not, will the survey and plan be paid for by the Owner or the Design-bUILDER? Who pays for removal and/or remediation? If the cost of the surveys, removal plan, testing, monitoring, removal, and disposal is to be included in the MADCC we’d like you to require all proposers carry the same owner specified allowance for this work to be paid as a reimbursable cost.

A hazardous materials survey is presently underway. The final report will be transmitted to all proposers prior to the submittal deadline. If there are significant costs associated with the mitigation of any hazardous materials identified in the report, the MADCC will be increased accordingly.

5-30. **Chapter A13, PRODUCTS, A, 2** Asphalt paving at the alley is specified in the RFP criteria. Concrete would generally be required by the City of Seattle. Has this variation from City standards been discussed and generally approved?

This variation has not been discussed with the City. A13 PRODUCTS A.2 applies to repair and restoration of the alley. Should the alley require repaving in its entirety, consultation with Seattle Department of Transportation will be necessary.

5-31. **Facility Performance 111-4, Item B,1** The performance criteria requires a minimum of 30% relative humidity in the winter. Humidification for this occupancy is rare in Seattle; and costly. Can the requirement to humidify this building be deleted?

Yes. The intent of this requirement was not to include humidification in the project but only to provide a minimum acceptable level of humidity. Although ASHRAE Standard 55-2004 does not have an established minimum lower humidity limit, it does state that "non-thermal comfort factors, may place limits on the acceptability of very low humidity environments." In recognition of those limits, the 30% minimum requirement was established.

5-32. **Facility Performance 111-8 Item 2,b,2** We believe that the RFP’s minimum Energy Reduction requirement of 25% and the competitive nature of the proposal will functionally address the analysis of the "best option for the building envelope, and mechanical and electrical systems, with respect to first cost and energy cost based on accepted work plan per RCW 39.35". Finding three options that meet financial, LEED, and aesthetic needs is a significant challenge and huge risk for the proposers. Can you eliminate the triple option and analysis requirement?

No. The purpose of this requirement is to ensure that the design build team has explored the best option for the project. If the team has conducted analysis for past projects that included comparing three options indicating that the proposed solution is the best solution, they can submit information on those past analyses as a justification.

In the proposal phase, the purpose for the workplan is to understand the various options the design build team explored prior to focusing on the final design since the design will require a compromise between the building envelope, the mechanical and electrical systems.

Please note that the workplan does not require a full scale analysis. This analysis is required by the team selected for the project under the Schematic Design Phase. This analysis may be
eliminated under the Schematic Design Phase if the selected design build team can demonstrate the design based on past project analysis.

5-33. **D6-1, PERFORMANCE Item A, 4 and D61-2, PERFORMANCE Item D1,b, Providing continuous dimming at private offices with daylighting will be expensive. As a cost saving measure, can the lighting for these private offices be provided with photo control, occupancy sensors, and simple switching per the Seattle Energy Code.**

Specification text clarified in revised section.

5-34. **Chapter 111-B-1 “Amenity and Comfort” specifies a relative humidity control of 50%. Can the humidity control requirement be deleted or revised?**

See 5-31.

5-35. **Chapter 111 –If natural ventilation were to be considered the upper end of the temperature range listed in Chapter 111,B, 1 of 75 deg F for occupied spaces would need to be deleted or revised.**

See 5-10.

5-36. **The FDI manual section 16750 paragraph 1.8.9 indicates that cabling and infrastructure for a raised floor system shall be reviewed by C&C for applicability. Will C&C approve a plenum rated cable system in a cable tray beneath a raised floor? Will there be an opportunity to discuss a raised floor and its implications with representatives from C&C?**

C&C will approve a plenum rated cable system in a cable tray beneath a raised floor providing convenient access to cable. Representatives from C&C will be present at the upcoming Proprietary Meetings for discussion.

5-37. **Please confirm that handicap van parking does not need to be accommodated within the building garage.**

The handicapped van parking space, if provided, does not have to be in the parking garage. The parking space for this van is desired but not required.

5-38. **Will the UW be providing: Alternative fuel vehicles and preferred parking for 3% of the building occupants to achieve LEED Credit 4.3?**

Yes.

5-39. **Will the UW allow the assigning of carpool or vanpool parking for 5% of the building occupants to achieve LEED Credit 4.4?**

Yes.

5-40. **Will the UW be purchasing Green Power for 50% of the building energy for a 2-year period to achieve LEED Credit 6?**

Yes.

5-41. **Will parking stalls be made available for rent (contractor staging) at the W6 parking lot due West of the project site? If so, how many are available?**

Response forthcoming.

5-42. **Who will be responsible for interior wiring and connections to systems furniture? If it is by Design Builder then please provide criteria.**

The Owner will be responsible for wiring connections to systems furniture.
5-43. Regarding owner's review of substantiation: Can the word “minimum” in section 00830-Quality Requirements-D-2, be changed to “maximum”?

See 5-18.

5-44. Regarding section 00200-Submittal Requirements-B-5-K: Please clarify the proposer's requirements for MUP documentation.

Submittal requirements will be modified to reflect that MUP documentation will not be required until the Schematic Design Submittal. The time between NTP and Schematic Design Submittal shall be the time in elapsed weeks proposed by the Design-Builder in its Proposal Form.

5-45. Section 00830-Quality Requirements-F-1 reads: “Exception: Tests and inspections indicated to be performed by Owner's commissioning agent or other independent agency”. Section 00830-Commissioning-A-2 reads: “Unless otherwise indicated, Design Builder is responsible for all commissioning activities”. Will the owner be hiring a commissioning agent to complete the commissioning work? Will the owner be hiring an independent testing agency for standard construction tests and inspections?

The owner will not be hiring an independent commissioning agent. The Design-Builder shall be responsible to hire and pay for an independent commissioning agent. The Design-Builder shall be responsible for the costs of all code required construction tests and inspections. Those test and inspection reports shall be shared with the owner at the same time they are sent to the architect and/or engineer of record.

5-46. Chapter 111- Section D Structure – 6 describes structural deflection conforming to current commercial office design standards, but goes on to describe specific vibration criteria that exceed current commercial office design. Specifically, the vertical velocity criteria provided would be more typically suited to lab uses. Is it acceptable for the structure to be designed using a conventional acceleration based approach for limiting vibrations in office uses?

Vertical vibration velocity is typically specified in laboratories, but in accordance with ISO standards, can be also applied to general offices. The equivalent AISC acceleration limits are provided in the following clarification.

The text of the RFP is corrected as follows:

Meet structural deflection criteria conforming with current commercial office design standards for footfall vibration, but not to exceed ISO 2631 office standard of 16,000 micro-inches per second vertical velocity level for octave bands from 4 Hz to 80 Hz, at a distance of 5 feet from a standard moderate speed walker.

The revised vibration limit at 16,000 micro-inches per second (above) is relaxed slightly from the original RFP vibration criteria, to conform with current ISO standards for general offices (ISO standard 2631-2). BRC Acoustics recommends retaining the velocity criteria of the ISO standard, which reduces the risk of annoying low frequency motion, often felt in long-span structural floors designed with the structural deflection criteria of "current commercial office design". The ISO 16,000 micro-inches per second acceleration equivalent is 0.02 m/sec² at 4 Hz to 8 Hz (low frequency motion), and linearly increasing vibration acceleration levels allowed from 10 Hz to 80 Hz (refer to AISC standards).

5-47. Chapter B11- Elevated Floors includes a requirement for floor flatness (FF) and floor levelness (FL). Industry standard does not apply FF and FL requirement to slab on metal deck construction. If a proposing team is intending to use a slab on metal deck system will the FF and FL requirements apply?

Response forthcoming.
5-48. What is the timing on receiving the Phase 1 environmental study for the existing building and site?
   See 5-29.

5-49. Can some program area requirements be reduced (perhaps the number of parking stalls required and/or the amount of future academic program space)?
   Refer to 5-11 for program area changes. There is no change to parking requirements.

5-50. Could the UW provide some surveyed building elevation information of the College Inn, specifically of the north side?
   Refer to 5-14.

END OF ADDENDUM NO. 5