

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		1. CONTRACT ID CODE		PAGE OF PAGES 1 9	
2. AMENDMENT/MODIFICATION NO. M0007		3. EFFECTIVE DATE See Block 16C		4. REQUISITION/PURCHASE REQ. NO. ADM-16-0128	
6. ISSUED BY US NRC - HQ ACQUISITION MANAGEMENT DIVISION MAIL STOP TWFN-5E03 WASHINGTON DC 20555-0001		7. ADMINISTERED BY (If other than Item 6)		5. PROJECT NO. (If applicable)	
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code) EIGHTH DAY DESIGN INC ATTN CAROL MUSZYNSKI NA FALLS CHURCH VA 220432520		(x) 9A. AMENDMENT OF SOLICITATION NO.		9B. DATED (SEE ITEM 11)	
CODE 622070464 FACILITY CODE		X 10A. MODIFICATION OF CONTRACT/ORDER NO. NRC-HQ-13-C-10-0035 NRC-HQ-40-14-T-0004		10B. DATED (SEE ITEM 13) 08/01/2014	

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended.
 Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required) Net Increase: \$13,180.46
 See Schedule

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
X	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 43.103(b) bilateral contract modification
	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor ☐ is not, ☒ is required to sign this document and return 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

The purpose of this modification is to incorporate the following changes in the task order.

1) Add additional funding in the amount of \$13,180.46. Therefore, the obligated amount has increased by \$13,180.46 from \$349,194.79 to \$362,375.25.

2) Increase the task order ceiling by \$13,180.46. Therefore, the ceiling amount has increased by \$13,180.46 from \$349,245.05 to \$362,425.51.

3) The current Statement of Work (SOW) is deleted and replaced with the SOW entitled "18th Floor Commissioner's Suite Design and Renovation Project" dated 4/19/2016. See attached document.

Continued ...

Except as provided herein, all terms and conditions of the document referenced in Item 9 A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print) Lisa Layman		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) MATTHEW BUCHER	
15B. CONTRACTOR/OFFEROR Lisa Layman (Signature of person authorized to sign)		15C. DATE SIGNED 04/21/16	16B. UNITED STATES OF AMERICA (Signature of Contracting Officer)
		16C. DATE SIGNED 4-21-2016	

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 Previous edition unusable

STANDARD FORM 30 (REV. 10-83)
 Prescribed by GSA
 FAR (48 CFR) 53.243

TEMPLATE - ADM007

SUNSI REVIEW COMPLETE

APR 29 2016

ADM007

CONTINUATION SHEET

REFERENCE NO. OF DOCUMENT BEING CONTINUED

NRC-HQ-13-C-10-0035/NRC-HQ-40-14-T-0004/M0007

PAGE

OF

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NAME OF OFFEROR OR CONTRACTOR
EIGHTH DAY DESIGN INC

ITEM NO. (A)	SUPPLIES/SERVICES (B)	QUANTITY (C)	UNIT (D)	UNIT PRICE (E)	AMOUNT (F)
	<p>NEW ACCOUNTING CODE ADDED: Account code: 2016-X0200-FEEBASED-40-40D001-51-F-127-L0141-3250 BBFY 2016 EBFY Fund X0200 Funds Source FEEBASED YBA Office 40 Division 40D001 Branch Cost Ctr (Job Code) L0141 Major prog/business 51 Product Line F Product 127 BOC 3250 REIM Agreement Num REIM Agmt Line Num FAIMIS Template Name 40-L0141 Quantity: 0 Amount: \$13,180.46 Percent: 3.63724 Subject To Funding: N Payment Address:</p> <p>Except as specified herein, all other terms, conditions and clauses remain in full effect. Delivery Location Code: NRCHQ US NUCLEAR REGULATORY COMMISSION- MAIL PROCESSING CENTER 4930 BOILING BROOK PARKWAY ROCKVILLE MD 20852 USA</p> <p>Period of Performance: 08/01/2014 to 09/30/2016</p>				

SECTION C - Description/Specifications

Dated 4/19/2016

OWFN 18TH COMMISSIONER'S SUITES DESIGN AND RENOVATION PROJECT

I. TASKS

This is a non-personal services task order/contract. Under this task order, the Contractor shall: (1) provide comprehensive design and project management services for the OWFN 18th Floor Two Commissioner's Suites Renovation Project (TCS), (2) provide complete architectural designs for the renovation of two floors in OWFN, and (3) provide Audio Visual design consulting for the entire White Flint Complex.

II. PROJECT BACKGROUND AND OBJECTIVES

TASK 1 - Two OWFN 18th Floor Commissioner's Suites

The Contractor shall provide comprehensive design and project management services for the renovation of two Commissioners' Suites. All work shall occur on the 18th floor of OWFN (with the possible exception of some mechanical, electrical and plumbing work in the ceilings of areas of the 17th floor). The Architectural and Engineering (A&E) services shall include, but are not limited to: conducting engineer led 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, developing program of requirements, cost estimates, test fits, space plans, design intent drawings (DIDs), construction documents (CD's), and project management.

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

As of 09.08.15 the project is suspended and will no longer require A/E services.

TASK 2 - Restack

The OWFN Floors 14 and 15 of the White Flint Complex (WFC) Reconfiguration Project will require extensive 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 existing work space and planned work space, preparing engineering and structural studies, creating reports of recommended actions and /or design packages, developing program of requirements, cost estimates, test fits, 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. EDD will place furniture for planning power and egress. New furniture selection and specification is by others. Upgrades too many of the mechanical, electrical, and plumbing systems serving these spaces shall also be address.

TASK 3 - Audio and Visual Services (AV)

The NRC plans to refurbish and modernize the WFC. A large part of that effort will include bringing on more AV technology into the newly designed spaces. An AV designer/consultant shall be made available to the NRC to address any AV requirements that surface throughout the WFC.

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 buildings (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 needs of the 18th floor customers and the restack and modification of two floors in OWFN.

Contractor shall manage all coordination and documentation of all drawings with all disciplines and sub-consultants producing efficient 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; appropriate & secure window coverings; furnishings; pantry and equipment/cabinetry; electrical, mechanical 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). Construction Project Management is excluded – phasing plans, move plans, managing outside vendors, move forms, IT/Telecom coordination, etc.
- The contractor shall develop the phasing approach and detailed schedules per NRC supplied format for purchasing & construction activities. All tasks noted are what EDD considers Construction Project Management and are excluded. NRC advise if needed.
- The contractor shall assist the COR in preparing one cost estimate for each project necessary to develop budget requirements for the materials, Budgets for furnishings

and equipment will be by the specific vendor and are not included in EDD's construction budgets.

- The contractor shall provide PM services during the construction phase of each project. **After hours construction supervision is excluded.**
- Quality Control Management at the Work Site - It shall be the responsibility of the A&E contractor to be onsite to review site work, determine the quantity of work involved, and compare the 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 for each individual TO.

Deliverables:

- 1) The contractor shall propose a project approach for this task order (TO) within 5 days after award to the COR.
- 2) The contractor shall develop a POR for each project.
- 3) The contractor shall attend design meetings as directed by the COR.
- 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 establish project scope and set project schedules within 5 days after the initial kick-off meeting.
- 6) The contractor shall prepare proposed design schedule in Microsoft Project or compatible.
- 7) 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.
- 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.
- Six alternates (vignettes) shall be incorporated in 14th floor designs. All architectural and MEP shall be coordinated in design of all alternates. Services include cost estimating.

Assumptions:

- a) The NRC parties who control 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.

Task 2 Deliverables: (Task 1 cancelled – deliverables don't apply)

- 1) One (1) Design Intent Drawings (DID) 50%
- 2) One (1) Demolition Submission
- 3) The contractor shall provide recommendations for space plan, design, and finishes for refurbished space.
- 4) The contractor shall prepare and present space design briefings and finish boards.
- 5) The contractor shall provide to scale drawings, which show current conditions and all proposed changes.
- 6) Coordinated drawings for the Restack Floors/spaces/sheets that fully convey design intent with adequate detail to prepare preliminary cost estimates.
- 7) 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 permit sets and one additional set.
- 8) Conduct meetings to review drawings at both draft and final phases with designers and the NRC.
- 9) The contractor shall provide Structural review for new high density filing (HDF) system on the 15th Floor. This work includes: 1) Architectural plan and one revisions to incorporate HDF system, correspondence, coordination with structural; and 2) Structural review and calculations of two locations and summary of findings.
- 10) The contractor shall provide one cost estimate for the base scope of work both floors and all alternates on the 14th floor.
- 11) Change to Ceiling Height, RFI#4: The NRC has requested that the ceiling height be changed to 8'-4" throughout. The contractor will review the drawings for coordination of details and respond to the RFI confirming if there is any impact to the details. The contractor shall issue a Bulletin. No changes are anticipated to the MEP design.
- 12) Change of furniture demountable walls to drywall construction. The NRC has requested the change of the demountable furniture walls to drywall. All necessary MEP coordination and coordination with the furniture layout need to be shown on the construction documents. The contractor shall issue a bulletin indicating these changes.

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 MEP, A/V, security, telephone/data, food service, and others 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 BIM (compatible with NRC), PDF and other native source file formats if applicable. Printing under this task order is limited to permit sets and one additional set. - minimum of two full size sets, four half size sets and electronic versions in BIM (compatible with NRC), PDF and other native source file formats if applicable. Provide additional hard copies as needed.

- Final CDs shall be provided in CAD exports compatible with space management database (ArciBus).
- The contractor shall conduct meetings to review drawings at both draft and final phases with designers and NRC.
- Contractor will attend one Page turn review meeting at the 75% CD submission. Architectural representative will be present at the meeting, and Mechanical, Electrical and Plumbing will attend via conference call.
- 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 review all submittals, requests for information, deliveries, and installations of equipment and materials to ensure adherence to scope of work, installation standards, 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) One (1) 50% Construction Document (CD) Submission
- 2) One (1) 75% Construction Document (CD) Submission
- 3) One (1) 95% CD Submission
- 4) One (1) Final 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 revise CDs based upon scheduled reviews by the COR. Note: Excessive changes out of the normal drawing sequence will cause additional effort to update the contract documents. EDD shall advise NRC where applicable.
- 7) The contractor shall prepare architectural demolition documents consisting of demolition floor plans, demolition reflected ceiling plan, and demolition device plans.
- 8) The contractor shall prepare architectural specifications and drawings for the area of work specified by the PO.
- 9) The contractor shall prepare drawings related to CD's such as space plans, partition plans, finish plans, elevation plans, sections, reflected ceiling plans, and detailed drawings when specified.
- 10) The contractor shall attend design meetings as required by the COR.
- 11) The contractor shall attend the Pre-Construction Conference.
- 12) The contractor shall attend weekly or biweekly construction progress meetings (up to a nine meetings).
- 13) The contractor shall attend construction conformance site visits as directed by the COR.
- 14) The contractor shall perform submittal reviews and prepare responses within 2 days after the receipt of each submittal.
- 15) The contractor shall conduct Architectural and Mechanical/Electrical/Plumbing (MEP) site visits as directed by the COR.
- 16) The contractor shall respond to RFI's as needed throughout the construction process.
- 17) The contractor shall prepare Construction Documents CD's at 50%, 75%, 95%, and 100% based on the approved DID's (signed off on by all concerned parties). Printing under this task is limited to permit sets and one additional set.
- 18) 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; Value Engineering and LEED related services are excluded; preparation of space plans; and cost estimates for this project. This is a phased activity and the results of each phase will further define the following efforts.

- 19) 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 for carpeting, wall finishes, ceiling tiles, and conference room/dining/lounge/pantry furniture of any type.
- 20) The contractor's designs shall accommodate the electrical and lighting requirements which will be furnished to the construction contractor.
- 21) The contractor shall track changes with clouding and narratives between 95% and 100%.
- 22) Construction of floors 14 and 15 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.
- 23) ACAD Record Documents at during CA and at project end: The NRC is requesting that a second set of Architectural and MEP ACAD drawings be delivered at project end. The contractor shall update ACAD drawings with field changes as they are made known to EDD during construction through RFI's, receive final redlines at project end and incorporate further updates and prepare drawings for delivery to NRC.
- 24) NRC has requested to have niches built at sill height where the wall jogs to avoid hitting the windows
- 25) Change sidelight sizes at corner offices where the sidelights were shortened due to furniture placement.
- 26) Upload new furniture plan into architectural CD's.
- 27) Complete the construction documents for the 14th floor indicating the change of systems furniture demountable walls to metal stud and drywall construction - including clearstory windows. Coordination with the furniture vendor to capture the adjustments necessitated by this change.
- 28) Meetings: The contractor shall be required to attend eight (8) additional meetings for the 14th floor renovation at the NRC HQ under this task. The estimated duration of these meetings is 4 hours. The specific dates and times of the meetings will be coordinated between the NRC COR and the contractor.

Commented [RA1]: What does ACAD stand for?

Mechanical design to include the following:

The contractor shall replace the old HVAC equipment with new high-efficiency units, if deemed necessary by the NRC, to be coordinated with the NRC DFS, Facilities Management Branch. The requirements are as follows:

- The contractor shall replace existing VAV boxes with new electronic digital control boxes. Boxes shall be either cooling only or parallel fan powered VAV's with electric heat as needed. Boxes shall have variable speed fan controls for each parallel box.

- The contractor shall provide redesigned locations for supply and return registers and air flow as needed based on floor redesign.
- This includes 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.
- Perform adjustments to the airflow quantity required to meet the load in the area of work.
- The contractor shall relocate existing diffusers as required by new partitions.
- The contractor shall redistribute base building air quantities as available.

Plumbing design to include the following:

- The contract shall replace plumbing and value fixtures where pantry and restroom locations are located.

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 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 MEP changes. An estimate of 80 hours has already been 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.

Commented [RA2]: Please spell out MEP

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

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. 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 to review site work, determine the quantity of work involved, and compare the 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

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.