

BRADDOCK ROAD YOUTH CLUB

P.O. Box 2084 · Fairfax · Virginia · 22031

July 25, 2015

Re: Request for Proposals for Kings Park Shopping Center Community Center

Dear Prospective Contractor:

Braddock Road Youth Club (BRYC) requests interested parties submit priced bid proposals for electrical, plumbing, and habitability work at the Kings Park Community Center, 8940 Burke Lake Rd, Springfield, VA 22151.

BRYC is a non-profit charitable organization and is exempt from federal tax under the Internal Revenue Code 501(C)(3) effective August 1966. Donors may deduct contributions to BRYC under section 150 of the Code.

As such, responses to this RFP may include prices to be paid by BRYC and value of work and material donated to BRYC. Advance payments for labor or materials will not be made by BRYC. BRYC will make partial payments for material properly receipted and received on-site (Community Center), within 15 days after receiving and approving an invoice for material.

The successful bidders (contractors) shall obtain permits as required by Fairfax County. Originals of Building Permits shall be displayed on the premise and 1 copy of each permit shall be provided to BRYC.

All work shall be complete, including final inspection by the County, as stated in the Scope of Work.

Bidders may propose to complete one, more than one, or all of the items described in the RFP.

Each successful bidder (contractor) shall provide all labor and material to complete the requirements of the Scope of Work. Bid offers shall include estimated cost of material and estimated cost of labor to perform each scope of work items. BRYC may choose to purchase materials and provide them to the bidder.

Soccer · Football · Softball · Volleyball · Lacrosse · Cheer · Basketball · Rugby

BRYC retains the right to cancel any scope of work item.

Point of contact for this project is Craig Willett at 703-980-7820 or via email at jcwillett@verizon.net.

Sincerely,

Craig Willett
Project Manager
Braddock Road Youth Club

Scope of Work

Facility Description: The Community Center is located on the second floor of Kings Park Shopping Center, 8940 Burke Lake Rd, Springfield, VA 22151, between Zinga and Hunan West. The Center is accessed through a six-foot wide stairwell, with double entrance doors at street level and double doors at the top of the stairs. The Center contains roughly 2200 square feet of area (figure 1), including a 9'x11' entrance vestibule, a mens and ladies bathroom, each occupying 9' x 9.5', a kitchen occupying 8' by 12', a storage room occupying 9' x 15' and a main hall occupying 44' x 39'. The bathrooms have two toilet stalls, and two sinks. The men's bathroom also has rough-in plumbing for 1 urinal. The kitchen includes a refrigerator, and cabinets along the back wall with sink, oven and range hood. The main circuit panel is located in the kitchen. The storage area contains an electric hot water heater, supplying bathrooms and kitchen with hot water service. A second exit is provided through a single door at the back of the main hall, a small foyer, and a metal stairs open to the weather to ground level.

Engineering Drawings: Complete no later than 14 August 2015

1. Provide is/was markups on customer provided facility drawing of all electrical equipment and services modifications, fire and safety equipment and services modifications, and plumbing equipment and services modifications.

Electrical: Complete no later than 14 August 2015

1. Electrical circuits being worked shall have main panel circuit breaker shut off and breaker tagged out with visible warning to leave off.
2. Inspect and replace circuit breakers as needed.
3. Replace nine (9) 120 VAC duplex receptacles with new 120vac, 15 amp, duplex receptacle and new nylon cover plate in assembly room. Test each receptacle for correct continuity and grounding. Replace two (2) 120 VAC duplex receptacles in kitchen, one (1) over sink and one (1) on side wall, with two (2) 120 VAC, duplex, Ground Fault Interrupt (GFI) and nylon cover plate. Install identification label on GFI receptacle body.
4. Install one (1) new 120V AC circuit from circuit panel to office/storage room on wall adjoining kitchen, along with two (2) 120vac, 15 amp, duplex receptacles and new nylon cover plates.
5. Remove and replace three (3) ceiling-mounted ventilation fans: kitchen (1), men's bathroom (1), ladies bathroom (1).
6. Remove six (6) lighted EXIT signs and turn over to BRYC. Install six (6) lighted exit signs with battery backup in similar location, including three (3) lighted exit signs with emergency lighting with battery backup. The EXIT signs with emergency lighting shall be

installed, 1 each at the front and back entrance doors, and 1 at the top to the internal stairwell, illuminating the stairwell.

7. Remove the 15 fluorescent lighting fixtures in the main hall, three globe incandescent fixtures in the foyer, and two ceiling fixtures in the office/storage room. Provide at least 500 lumens of illumination throughout the main hall, foyer, and office/storage room using 2'x4' recessed, 4-bulb fluorescent lighting fixtures, with soft cool white illumination, and diffuser covers, mounted into the dropped ceiling frame. In the assembly room, connect each new lighting panel to the existing power supplies and existing 3-gang wall switch, such that the back third, middle third and front third of the lights are controlled by one the three existing wall switches. Install the foyer and office/storage room lighting panels to existing power sources and wall switches.
8. Receive final County Inspection for electrical work items (1) through (7).

Plumbing: Complete no later than 14 August 2015

1. Identify location of permanent clog in main drain pipe. Replace pipe as needed to ensure adequate flow from kitchen and bathroom fixtures. This task requires coordination with Zinga restaurant and must be performed when the restaurant is not open.
2. Shut off water supply to urinal service. Provide means to catch any water that may leak on bathroom floor to prevent water seepage into ceiling of first floor business. Provide and install one (1) commercial quality urinal in men bathroom. Install a shut off valve to existing water service between service and urinal. Test all water connections and drains for tightness and leave in an operational condition. Contractor shall be responsible (at own cost) for any damage to commercial spaces on first floor caused during urinal installation.
3. Receive final County inspection.

Habitability: Complete no later than 28 August 2015

1. Provide and install reflective film to the inside of twenty (20) windows. Each window has a single glass pane without mullions. Sixteen (16) windows are nominally 35" wide and 37" high. Four (4) windows are nominally 44" wide and 37" high. Glass shall be cleaned, free from all foreign material. Installed reflective film shall be adhered flush to the glass pane, frame to frame, without wrinkles or air bubbles.

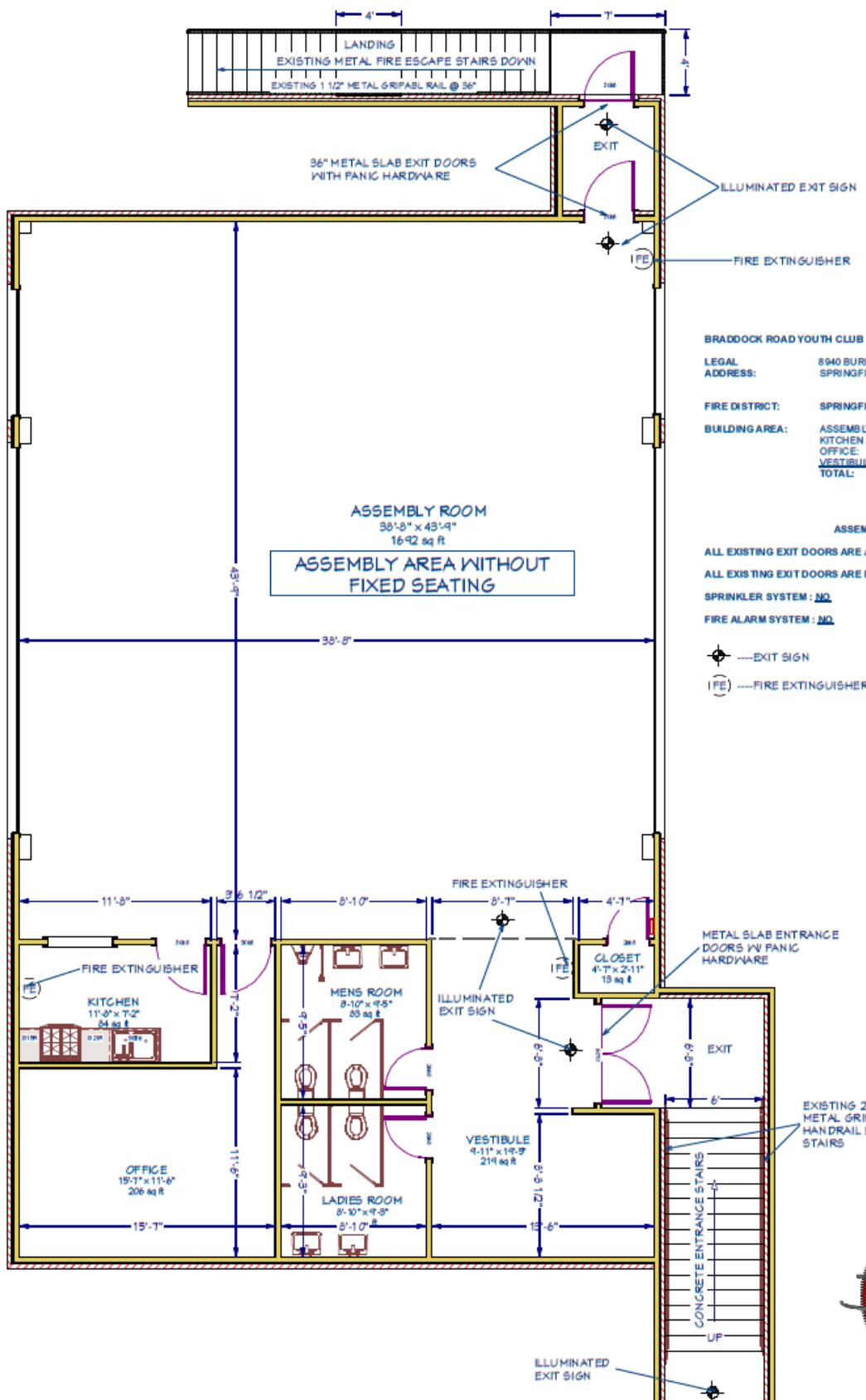
For all tasks:

1. Community Center shall be cleaned free of construction debris daily, and tools removed and unused material stacked in back of foyer. Plumbing fixtures that are not operational shall be tagged "not in service" with a sign visible and obvious to a user.

2. At completion of installation work Community Center shall be made free of work debris, and made ready for inspection. After final inspection the Community Center shall have all ceiling panels in place, water service operational, "not in service" signs removed and otherwise made ready for customer occupancy.

Labor hours to be submitted with offer:

1. Provide a cost per labor hour for electrical work and plumbing work that will be used as a basis for negotiating change orders work labor cost.
2. Provide cost escalation percentage over purchase price for new material needed in a change work order.



BRADDOCK ROAD YOUTH CLUB

LEGAL ADDRESS: 8940 BURKE LAKE ROAD
SPRINGFIELD VA 22153

FIRE DISTRICT: SPRINGFIELD

BUILDING AREA: ASSEMBLY ROOM: 1692 SQ. FT.
KITCHEN: 24 SQ. FT.
OFFICE: 206 SQ. FT.
VESTIBULE: 219 SQ. FT.
TOTAL: 2201 SQ. FT.

MAXIMUM OCCUPANCY:
ASSEMBLY + STAFF 146

ALL EXISTING EXIT DOORS ARE AT LEAST 36 X 80
ALL EXISTING EXIT DOORS ARE EQUIPPED WITH PANIC HARDWARE
SPRINKLER SYSTEM : NO
FIRE ALARM SYSTEM : NO

EXIT SIGN
IFE FIRE EXTINGUISHER

A-2	SHEET:	SCALE: 1/4"=1'-0"	DATE: 7/15/2015	EXISTING FLOOR PLAN DIAGRAM	PROJECT DESCRIPTION:	DESIGNER:	
					BRADDOCK ROAD YOUTH CLUB	BRIGHTLEAF RESIDENTIAL DESIGNS 8400 RAINOVYBRIDGE LN SPRINGFIELD VA 22153	