

Harrisonburg Redevelopment and Housing Authority
REQUEST FOR PROPOSALS
Architectural and Engineering services
Posted September 17, 2021

Addendum to Scope of Work for RFP dated September 17, 2021

The Scope of work is amended to include a renovation to the elevator in the Lineweaver Annex building. See item #11 below.

D. Scope of Work

Work closely with Authority personnel for the developmental design, construction document development, bidding and award of construction contract and construction administration for the renovation of Lineweaver Annex. Elements of this proposal will include:

1. Working closely with housing authority personnel, local government, and consultants to develop and complete comprehensive construction documents that can be used to obtain permits from the city of Harrisonburg.
2. Prepare, present and discuss a draft report detailing recommendations for review by HRHA staff. The draft plans will include design drawings and explanatory text.
3. Provide cost estimates for all options.
4. Assure that the construction documents are in conformance with generally accepted architectural practices and comply fully with all applicable codes and regulation including, but not limited to, the US Department of Housing and Urban Development's, **General Conditions of the Contract for Construction Public Housing Programs**, form HUD-5370, Virginia Uniform Statewide Building Code, and the Uniform Federal Accessibility Standards.
5. Provide specification for products which reflect current requirements, standards and product availability at present and, as much as realizing that predicting the future is difficult, using products that are standardized for future maintenance needs.
6. Provide the Authority all construction drawings, documentation and specifications in paper, pdf and AutoCAD format.
7. Provide the Authority with three complete notebooks of cut, or tear sheets of all products that are used as the basis of design of this project when completed construction documents are submitted for final review. All sheets shall be labeled and cross-referenced to the section of the specification where they are stipulated. The notebook shall be assembled in an order using the specification division and section format.
8. Upon completion of construction provide Architects Certification in order to obtain Certificate of Occupancy.
9. Project will include:
 1. Repair and replace EIFS on building
 2. Replace roof
 3. Energy efficiency measures:
 - a. Use EarthCraft building practices
 - b. The project needs to achieve a HERS rating of 70 or less
 - c. Increase energy efficiency of building external envelope
 - d. Add insulation to roof
 - e. Replace existing PTACs with high efficiency heating and cooling system
 - f. Dehumidification measures to achieve relative humidity of 40 – 60%
 - g. Solar panels on roof if possible
 - h. Update water heaters if possible
 - i. Change lights in units and common areas to LED fixtures
10. Project will meet Section 504 accessibility standards where applicable
11. Elevator renovation: to modernize/upgrade the elevator systems, hydraulics and controls