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JOINT VENTURE AGREEMENT

FACILITY'S RESPONSE TO THE INTERNATIONAL  
BACCALAUREATE CURRICULUM

MEASURING UP: USING PRE- AND POST-OCCUPANCY EVALUATION  
TO ASSESS HIGH-PERFORMANCE SCHOOL DESIGN



# 1

# EXECUTIVE SUMMARY

We have  
already started  
the project!



GEORGE MASON  
HIGH SCHOOL



# EXECUTIVE SUMMARY

## DAVIS / SMOOT, A JOINT VENTURE TEAM



### The Davis/Smoot, a Joint Venture team offers

- 1** We have already started the project!
- 2** A proven and award-winning design/build team
- 3** A leader in creating innovative learning environments
- 4** A commitment to the highest levels of sustainable design
- 5** Experience in designing & building mixed-use environments
- 6** Your project is our highest priority!

### WHY DAVIS / SMOOT JOINT VENTURE?

Our combined team has more than 100 years of construction experience and brings to the table a wealth of talented educational builders. We have assembled a comprehensive project team to exceed your project expectations. The Davis/Smoot, a Joint Venture (DAVIS/Smoot JV) will staff your project with professionals at key positions that have recently built several local high schools of similar size and scope. This team has the most substantial industry connections and influence in the region and will use this influence to aggressively market all aspects of this project to local firms and provide high levels of local business participation and competitive pricing—both of which substantially benefit this project.

The DAVIS/Smoot JV team will build on our experience working with you as an established design-build team to deliver Falls Church the sustainable, high-performance learning environment that the Mason Mustangs and the Falls Church community deserve.

To meet the needs of FCCPS, George Mason High School, and its community, DAVIS/Smoot JV has carefully assembled a team of design and construction professionals that builds upon the team that completed the George Mason High School Feasibility Study—DAVIS Construction and Perkins Eastman —adding Design/Build team members from the Smoot Construction and Perkins Eastman collaboration that created two successful \$120M Design/Build High Schools, complemented with firms that know your site well including Dewberry, Ehlert Bryan and HR&A.

# WHY DAVIS/SMOOT JV AND PERKINS EASTMAN TEAM?

The team of Davis/Smoot, a Joint Venture presents Falls Church City Public Schools with a design/build team that is precisely tailored for this project. Our team has a long history of collaborating with K12 clients in Virginia and Washington, DC to engage faculty, staff, students, parents and other stakeholders to create great school campuses that make the most of their program and context, often on very challenging sites, using fast-paced, design/build processes, and to renew schools to become the physical and symbolic heart of their community.

## 1. We have already been working closely on this project with you!

We been working on this project with you since the ULI TAP in October 15, 2014. Building upon this foundation, together we continued to analyze and develop the best strategy to create a new high school for GMHS, set within an innovative mixed use development. Through the first PPEA RFP and the Feasibility Study, Perkins Eastman and Davis analyzed, developed, and priced the options that informed the community's approval of the bond referendum. Likewise, Dewberry has been studying the potential of the site's utilities for this development, Ehler Bryan designed the foundations and structure for MEHMS and advised us about the site's soils during our study, and HR&A has a deep understanding of on-site and surrounding development opportunities including the Metro.



*We are ready to jump back in with you immediately to advance the work!*

## 2. Our current FCCPS team will be the core of an established, proven, and award-winning schools design/build team.

Our existing FCCPS team that you have been collaborating with—Andrea, Sean, Khara, Heather and Chris—will be complemented by Paul Mueller as our Construction Superintendent, and Abbie Cronin as our Design/Build Project Manager from Smoot Construction, and Bill Griffin as Senior Project Architect. Each of them have been drawn directly from the design/build team that, with Sean as Principal-in-Charge, created our two most recent award-winning \$120 million high schools in the DC metropolitan area: Dunbar and Roosevelt Senior High Schools. With over 16 national awards for these two projects alone, including ULI's best Institutional Building, CNU's Best Civic Building and two Grand Prizes from Learning by Design, this team has a proven ability to collaborate and deliver innovative, vertical, cost effective, and sustainable high schools on challenging, compact sites with actively engaged communities.



*Together with our proven design/build team we will deliver great design, on-budget and on-time!*

### **3. Together we will explore global trends and innovations to create uniquely tailored learning environments for GMHS**

Perkins Eastman has worked closely with you to establish the design goals and organizational principles that will help define the high performance learning environments tailored for GMHS's learning community. We are the leading firm in the world in designing environments to foster the International Baccalaureate Programme, an innovator in creating active, project-based, STEM, STEAM, and Blended Learning environments, and advocate for establishing the school as the center of community. Combined with our commitment to leveraging research to ensure that our designs support enhanced educational outcomes, we are eager to continue to explore with you all of the opportunities to create the best possible place to learn for the students and families of Falls Church.



*We are eager to continue the conversation together about the future of learning and teaching!*

### **4. We share your commitment to the highest levels of sustainable, high performance design**

Our design/build team leaders created together the highest scoring LEED for Schools building in the world: Dunbar Senior High School. 91 credits was not the goal, however. With the school, the community, and our client, we established goals to create an optimal, sustainable, high performance learning environment within the budget. That collective vision – shared by students and teachers, administrators and project managers to designers and builders – informed every decision from start to finish, and it resulted in an unprecedented level of achievement derived from a design that features dramatically reduced energy and water consumption to extraordinary daylight and acoustics. We have complemented our experienced team with CMTA, the nation's leading engineer of Net Zero Energy schools.



*Together we can help you realize your sustainable, high performance values and vision!*

## 5. We offer unparalleled experience in designing and building Mixed-Use Environments

Perkins Eastman is also one of the nation's leading designers of transformational mixed use environments having, for example, planned and designed the just completed the \$1 Billion Wharf redevelopment in Southwest DC. DAVIS and HR&A understand the development community and their criteria for creating appealing and marketable properties. Leveraging our team's school and urban design, market analysis, and construction expertise, and our understanding of the entire GMHS development goals, together we can ensure that you will achieve the best value for both the schools and the development opportunities.



*Building on our work together, we are ready to create an integrated, comprehensive, and coordinated vision for the schools and the entire site with you and the selected development team!*

## 6. Your project is our highest priority!

The owners of our firms are actively engaged, hands-on, and fully committed to your success. We propose a "Leadership Team" with Superintendent Noonan, Mayor Tarter, Vice Mayor Connelly, City Manager Shields, and the owners of our firms, Davis, Smoot, and Perkins Eastman, that will meet monthly for an executive briefing on the project's progress and a discussion of any concerns. This will enable us to quickly address any issues, and ensure that the full resources of each of our firms are committed to realizing your vision.



*We are completely committed to your success!*



REQUEST FOR PROPOSAL (RFP)

Date: November 30, 2017

RFP NUMBER: RFP No. 0117-17-GMHS-PPEA

RFP SUBJECT: George Mason High School PPEA Design and Construction - Conceptual

SEALED PROPOSALS TO BE SUBMITTED ONLY TO: Purchasing Office / City of Falls Church 300 Park Ave., Suite 300 East Falls Church, Virginia 22046 / Phone (703) 248-5007

PROPOSAL DUE DATE AND TIME: by no later than January 17, 2018 at 2:00 p.m. Prevailing Local time (Purchasing Office Clock)

Proposals are to be presented for time and date validation ONLY to the City of Falls Church Purchasing Office.

All inquiries and questions should be made in writing and forwarded to Jim Wise, Purchasing Agent, via email to jwise@fallschurchva.gov by no later than five (5) business days prior to the RFP due date.

NON-MANDATORY PRE-PROPOSAL MEETING DECEMBER 13, 2017 (See Page 6)

\*\*\*\*\*

THIS PAGE MUST BE COMPLETED, SIGNED AND RETURNED WITH PROPOSAL

In compliance with this Request For Proposal and to all the conditions imposed herein, the undersigned offers and agrees to furnish the services in accordance with the attached signed proposal.

Please type or legibly print all information.

LEGAL NAME & ADDRESS OF FIRM:

DAVIS/SMOOT, a Joint Venture Company's Legal Name

By: [Signature] Authorized Representative - Signature in Ink

Address 12530 Parklawn Drive

Name: James G. Davis (DAVIS) / Mark S. Cain (SMOOT)

Title: President/CEO President

Rockville, MD Zip: 20852

Date: January 17, 2018

Phone: 301.881.2990

Email: jdavis@davisconstruction.com

FAX: 301.468.3918

DAVIS: 01076405 SMOOT: F0499899 VA SCC Business Registration # See Section 8.5 "Proof of Authority To Transact Business In VA"

This Proposal contains appropriately marked proprietary and/or confidential information. No [x] Yes

\* The entirety of Volume II - Confidential Financial Statement is considered confidential information.

The City of Falls Church and its Public Schools are committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability or that this document be made available in an alternate format, call 703 248-5007 (TTY 711).

The City of Falls Church and its Public Schools do not discriminate against faith-based organizations in accordance with the Code of Virginia, § 2.2-4343.1 or against any Proposer or Proposer because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment.

**RFP No. 0117-17-GMHS-PPEA  
ATTACHMENT K - PROPOSER'S CERTIFICATION**

**APPENDIX A**

**Proposer's Certification**

Proposer's Name: DAVIS/Smoot, a Joint Venture Davis Construction SSC Number: 01076405  
with Perkins Eastman Smoot Construction SSC Number: FO499899

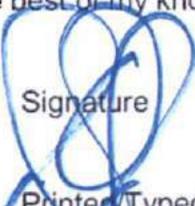
Proposer's Address  
12530 Parklawn Drive  
Rockville, Maryland 20852

Proposer's:  
Telephone No.: 301.881.2990  
Facsimile No.: 301.468.3918  
E-mail Address: jdavis@davisconstruction.com

Proposer's or Proposer's Contractor's Virginia Class A General Contractor's License Number  
2701008107

Proposer's or Proposer's Architect's and Engineer's Virginia Registration Numbers:  
01076405

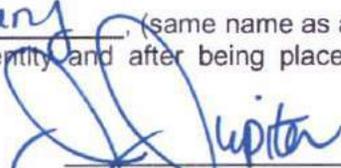
After first being placed under oath, I hereby certify that I have authority to submit this proposal on behalf of the proposer whose name appears above, that I am a principal of the proposer, that the proposer hereby agrees to all of the terms and conditions in the Falls Church City Public Schools Guidelines for Implementation of the Public-Private Education Facilities and Infrastructure Act of 2002, as amended, that neither the proposer nor any member of its team or their principals is currently suspended or debarred from public contracting by any federal, state or local government entity, that I have taken reasonable steps to ascertain the accuracy of all the information contained in this proposal and this certification, and that the information in this proposal and certification is accurate to the best of my knowledge or information and belief.

 Signature	
Printed/Typed Name James G. Davis (DAVIS)	Mark S. Cain (SMOOT)
Title (Principal of Proposer) President/CEO	President

**James G. Davis Construction Corporation**

State of Maryland :  
County/City of Montgomery : to wit

On 15, 2018, January, (same name as above) appeared before me, and after satisfying me of his/her identity and after being placed under oath, swore to the truthfulness of the above statement.

  
\_\_\_\_\_  
Notary Public

My commission expires: 10.10.2021



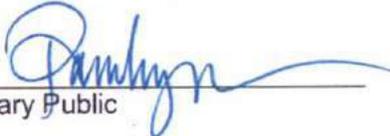
(If applicable) the proposer acknowledges receipt of the following agenda:

Addendum No.:	<u>1</u>	Dated:	<u>12.19.17</u>
Addendum No.:	<u>2</u>	Dated:	<u>1.11.18</u>
Addendum No.:	_____	Dated:	_____
Addendum No.:	_____	Dated:	_____

**Smoot Construction Company**

State of MARYLAND :  
County/City of MONTGOMERY : to wit

On 15, 2018, JANUARY, (same name as above) appeared before me, and after satisfying me of his/her identity and after being placed under oath, swore to the truthfulness of the above statement.

  
\_\_\_\_\_  
Notary Public

My commission expires: 3/17/20



(If applicable) the proposer acknowledges receipt of the following agenda:

Addendum No.:	<u>1</u>	Dated:	<u>12.19.17</u>
Addendum No.:	<u>2</u>	Dated:	<u>1.11.18</u>
Addendum No.:	_____	Dated:	_____
Addendum No.:	_____	Dated:	_____



**RFP No. 0117-17-GMHS-PPEA**  
**George Mason High School Design & Construction**  
**Conceptual Phase**

Date: December 19, 2017

**ADDENDUM #1**

To: **ALL PROSPECTIVE BIDDERS**

**THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH YOUR BID**

**The final deadline for questions concerning this Solicitation is  
Thursday, January 11, 2018 by 12:00 PM (Noon)**

**Revision to the Request for Proposal**

- **The deadline for submission of questions in writing is:  
Thursday, January 11, 2018 by 12:00 noon**

**Questions and Answers**

- Q1. Expectations of/for commercial consultant and relationship with Offeror?  
A1. The Commercial Consultant is intended to be a member of the team with experience in the design and development of commercial projects. The purpose of the Commercial Consultant is to advise the Design/Build team regarding the transition between the 10-acre commercial site and the High School site. The transition should enhance both properties.
- Q2. Do we anticipate a stipend for the Phase 2 firms?  
A2. The Falls Church City School Board is considering a stipend in the Detailed RFP Phase. As of the date of this Addendum, a stipend is not included in the Detailed RFP.
- Q3. Is renewable energy part of this? On or off site?  
A3. The sustainability requirements of the project include LEED Gold Certification, Geothermal HVAC System, and a Net-Zero Energy-ready building. There are no requirements for off site renewable energy. Off site renewable energy may be proposed to meet the stated sustainability requirements. As stated in Attachment E, Scope of Work, "Preference will be given to proposals that provide energy generation toward a net-zero energy building".
- Q4. How deep is the test well for geothermal?  
A4. The depth of the test well has not been determined. The specifications of the test well will be determined by the recommendations of the firm engaged to perform the test.
- Q5. How many short list firms?  
A5. Three (3) firms will be short listed to participate in the Detailed Phase RFP.
- Q6. Why was PPEA process chosen for this requirement?  
A6. The PPEA process was chosen for the project based on past success and the ability to choose the proposal that provides the best value. The PPEA process also provides budget cost control by requiring a Construction Cost Limit that guarantees a maximum price with the Detailed Phase Proposals to deliver the complete project.

- Q7. Is negotiation professional or non-professional services? (both phases)  
A7. As stated in RFP Paragraph 1.6., competitive negotiation will be used to pursue a Comprehensive Agreement for this Project in the Detailed Phase. Interviews may be used to assist in determining which firms comprise the short list.
- Q8. Will SB have final approval of Offerors?  
A8. The Falls Church City School Board will review the recommendations of the Evaluation Committee and make the final approval.
- Q9. How “dedicated” must key personnel be to this project?  
A9. Key Personnel must be dedicated to the project to the extent necessary to perform the required work and successfully complete the project.
- Q10. The solicitation asks for A&E to be identified but not mechanical engineer?  
A10. Section 9.1.3.2.B of the RFP requests the identification of the Mechanical Engineer.
- Q11. Will there be a financing component of the PPEA?  
A11. There will be no financing component to the PPEA. The project funding will be provided by bonds that were authorized by referendum.
- Q12. How will scoring be done?  
A12. Scoring of the Conceptual Stage Proposals will be determined by the Evaluation Committee. RFP Paragraph 9 describes Evaluation Factors.
- Q13. What if proposals do not meet the budget?  
A13. Reference Attachment E, Scope of Work, Item 2 regarding the project budget. It was noted that the Conceptual Phase RFP, Section 9.1.4, Management Approach, requests a narrative regarding the Owner’s proposed budget and scope of work. Proposer comments may be used to refine the Detailed Phase RFP.
- Q14. FF&E design is part of evaluation?  
A14. FF&E design services are not part of the Conceptual Phase Proposal evaluation criteria. FF&E design, selection, and procurement services are included in the Scope of Work.
- Q15. Will any of the current furniture go to the new school?  
A15. The Owner does not anticipate moving existing High School furniture to the New High School however, there may be exceptions for specific equipment.
- Q16. ATT K is dated 2015 – should that be 2017?  
A16. Following a review of Attachment K, the Notary signature block should be dated to the year the signature is applied.
- Q17. In FS MEH there was a question of soil quality – will that be a factor?  
A17. The extent of the unsuitable soil material found during the construction of the Mary Ellen Henderson Middle School is not known. It is thought to extend under the Softball Field, Tennis Courts, and City Mulch Area. Reference Attachment E, Scope of Work, Item 12 regarding deep foundations.
- Q18. If there is unsuitable soil is there concern about contaminants or abatements?  
A18. The unsuitable soil material found during the construction of the Mary Ellen Henderson Middle School did not require abatement.
- Q19. Any hazmat in existing bldgs.?  
A19. The Owner will research available information regarding a hazardous materials survey for the existing building and make that information available during the Detailed Proposal Phase.

RFP #0117-17-GMHS-PPEA - Addendum #1

- Q20. Expand on commercial consultant and their role in this project.  
A20. It is important to the City of Falls Church and the Falls Church City Public Schools that the transition between the 10-acre commercial site and the High School site enhance both properties. The commercial consultant is intended to provide guidance to the Design/Build team regarding this transition from the perspective of someone experienced in the planning of commercial developments.
- Q21. Is the commercial component defined yet?  
A21. The City of Falls Church has established a Commercial Development Advisory Committee and anticipates starting the procurement process on the 10-acre site in the Spring of 2018.
- Q22. What site prep is required due to inclusion of the economic site – any utility or stormwater requirements?  
A22. Reference Attachment E, Scope of Work, Item 4.j regarding demolition. It is intended the commercial site be left in a stabilized (grass) condition with appropriate sediment controls. The High School project will not provide any utilities or stormwater management facilities for the commercial site.
- Q23. Any updates on parking requirements/arrangements?  
A23. There are no agreements in place with neighboring properties for parking.
- Q24. Are you looking for a full financial statement?  
A24. Reference Attachment B of the RFP for required financial data.
- Q25. Are all firms expected to submit financial data, or just the Prime?  
A25. Financial Data is only required for the Proposer as defined in Attachment B of the RFP.
- Q26. Is there a scale foam-board model?  
A26. There is no scale foam-board model of the existing site, existing school, or any studies performed.
- Q27. Are there 24x36 plan sets of the current GMHS?  
A27. Electronic copies of the existing George Mason High School and Mary Ellen Henderson Middle School will be made available to the Detailed Phase Proposers.
- Q28. On page 9 of the RFP, under Key Personnel & Other Team members, it requests information for a variety of personnel. Based on the review of the project's scope, it would appear that additional consultant information should be presented based on the importance of various factors of the project, including: environmental & sustainability, Structural Engineering, cost estimating, construction scheduling, landscape architecture, and others. Please confirm that the City would like to see resumes from the Design-Build Teams that include these consultants.  
A28. Offerors may submit resumes or other information on Key Personnel other than those specified in RFP Section 9.1.3; any such resumes/information should be submitted in RFP Section 9.1.13 – Optional Information. This information will be submitted in TAB I (Optional Information) as indicated in RFP Section 14.2.

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED AND IN FULL FORCE & EFFECT.**

Contractor must take due notice and be governed accordingly. This Addendum is considered a part of the above referenced solicitation.

Acknowledged by:

DAVIS SMOOT, a Joint Venture

Name of Firm

Authorized Signature

January 17, 2018

Date



**RFP No. 0117-17-GMHS-PPEA**  
**George Mason High School Design & Construction**  
**Conceptual Phase**

Date: January 11, 2018

**ADDENDUM #2**

To: **ALL PROSPECTIVE BIDDERS**

**THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH YOUR BID**

**Questions and Answers**

- Q1. We plan to submit based on an entity structured where its contracted designer will provide errors and omissions insurance coverage and its contracted builder will provide performance and payment bond (surety) for the value of construction only. The surety coverage will not be designated for the full value of the design-build comprehensive agreement. Please advise if this organizational structure and insurance/surety arrangement meets the proposal requirements.
- A1. It is expected that the designer would provide the errors and omissions insurance coverage for the project. The Private Entity will be required to provide a performance and payment bond for the entire proposal value. The Private Entity is responsible for both the design and construction of the project. The surety is not expected to warrant or insure any damages arising from the design itself.
- Q2. Section 1.1.10 of the RFP refers to contract provisions that include a Contract Cost Limit for ALL project costs (design and construction). How will unknown, unanticipated and hard to quantify costs (such as "temporary relocation costs") be dealt with in the contract? Is the Owner planning on carrying the risk for these items? Is it possible to have the draft Comprehensive Agreement released now, so potential proposers can better understand the risk?
- A2. The Draft Comprehensive Agreement will be issued with the Detailed RFP to the shortlisted firms. The specific risks associated with the project will be dependent on the proposed design solution submitted with the Detailed RFP proposal (i.e. design that requires no temporary relocation). The Proposer's Contract Cost Limit submitted with the Detailed RFP Proposal will be based on the proposed design solution. The Owner will only be responsible for costs associated with Owner Changes from the proposed design solution and unforeseen conditions.
- Q3. Per Item 10.1 on page 10 of the Request for Conceptual Proposals PDF, we are required to return one original, ten copies of the proposal, and an electronic PDF copy of the proposal. Is this also required of Volume II - Financial Statement - Confidential? We typically do not provide multiple copies of our financial statements, so, if possible, could the requirement only be for one original Volume II?
- A3. Please provide an original copy plus ten (10) copies of each volume.
- Q4. As indicated within Attachment B, Section B, Item 4.c, do we include the copy of our current credit rating in Volume I or Volume II?
- A4. The credit rating should be included in Volume II.
- Q5. Due to the record breaking cold weather and its magnified consequences for the ADA sector of the workforce, Westwind Corporation would like to request a 14 day extension to the submission deadline for questions and qualifications submissions currently due on January 9 and January 17th respectively, for the FCCPS HS Campus Project.
- A5. Due to the timeline and necessity of this project we will not be able to extend the established milestone dates.

RFP #0117-17-GMHS-PPEA - Addendum #2

- Q6. Do you have a releasable list of the walk through attendees?  
A6. The attendance sheet from the Preproposal Meeting can be found on the City's website at <https://www.fallschurchva.gov/bids.aspx?bidID=107>.
- Q7. Is Attachment B only to be filled out by more than 1 firm if the Proposer were a Joint Venture?  
A7. Yes.
- Q8. Is there a page limit for this submittal?  
A8. No.
- Q9. Can the pdf copy be provided on a flash drive instead of CDROM?  
A9. Yes.
- Q10. Personnel Qualification/Experience requests last employer and last position on individual resumes. Is this requesting the last firm they were employed by or the last owner they were contracted by for design/construction services?  
A10. Please provide information for the last employer.
- Q11. Page 1 of the RFP says to send questions with a copy to [robert.jones@arcadis.com](mailto:robert.jones@arcadis.com). Page 4 (Item 1.13) says "all questions shall be directed only to: Jim Wise." Which is correct?  
A11. Page 4 – send questions only to Jim Wise.
- Q12. Should all forms be signed by a representative from the A/E or the Contractor? Or will either suffice?  
A12. They should be signed by an individual with the authority to bind the Offeror to a contract.
- Q13. Please clarify: on page 16 of the RFP, Attachment B line item B.1.e design/build team experience, the directive is to submit on attachments C and D – can you please confirm if this means C and D as applicable (ie if it is the contractor's design build project submit on Attachment C and if it is the Design Team's design build project submit on attachment D) OR if this reads that all projects submitted must be completed by the offeror team of both the contractor and designer?  
A13. Contractor projects are to be submitted on Attachment C and Architect/Engineer projects on Attachment D. The type of project delivery (i.e. Design/Build) will be expressed on Attachment C and D. If both the Contractor and Designer worked as a Design/Build team on the same project, both Attachment C and D can be submitted for the same project. The examples provided are not limited to projects where the contractor and designer worked together. .
- Q14. What is the criteria/information needed for the Financial Statement and what is to be included in 14.2.2, Volume II?  
A14. The purpose of this section is to determine the financial stability of offerors - please submit your company's most recent annual financial statement.
- Q15. How should we refer to the Owner within our response to the RFP? Is it The City of Falls Church and Falls Church City School Board ("FCCPS") or just FCCPS as stated on page 2 of 29 in the RFP pdf?  
A15. Reference Definitions, Paragraph 4.6.: "Owner – The Falls Church City School Board / Falls Church City Public Schools, Virginia ("FCCPS").

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED AND IN FULL FORCE & EFFECT.**

Contractor must take due notice and be governed accordingly. This Addendum is considered a part of the above referenced solicitation.

Acknowledged by:

DAVIS/SMOOT, a Joint Venture

Name of Firm

Authorized Signature

January 17, 2018

Date