

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**ARCHITECTURAL/ENGINEERING SERVICES
STANTON ELEMENTARY SCHOOL PHASE 1 MODERNIZATION AND ADDITION
Solicitation #:DCAM-14-AE-0077**

**Addendum No. 2
Issued: October 30, 2013**

This Addendum Number 02 is issued by e-mail on October 30, 2013. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

Form of Contract: The form of contract will be issued by subsequent addendum.

Item #2

Revised Square Footage Estimate: Please note that the previously published square footage information was incorrect. The approximate square footage of the existing main building is 58,400 square feet, and the approximate square footage of the existing annex building is 14,000 square feet.

Item #3

Addition: Please note that the Department desires that the completed Addition be between approximately 25,000 and 32,000 square feet in size. The hard cost budget for the Addition will be approximately \$8,750,000 to \$11,250,000.

Item #4

Requests for Information: Below is a list of questions and the Department’s responses.

1. Section G Insurance Requirements G.1.3: Errors and Omissions coverage requires \$5 Million. Would DGS accept less coverage, say \$2 Million? **Response: The Architect will be required to provide \$5 Million in Errors and Omissions policy. Such coverage may be achieved through a project specific rider to the Architect’s standard policy.**
2. Attachment F the Disclosure Statement: Please define “principal team member” for purposes of this submission. For example, would all named consultants on the proposal team need to submit a form? Or just the Architect and MEP engineer? **Response: The Disclosure Form should be completed by the architect, the MEP Engineer and the Structural Engineer.**

3. Please confirm whether or not this proposal includes a furniture package. **Response: The Architect will be required to provide color selections, piece counts and layouts for loose furnishings as well as design/specify any required casework.**
4. Please confirm whether or not the fixed price should include any out-of-pocket reimbursable expenses. **Response: Reimbursable expenses should not be included in the fixed price bid. Additional details regarding reimbursable expenses will be included in the Form of Contract.**
5. Is the "Phasing Plan" now deleted from the scope of this contract since the three phases noted in the Executive Summary are combined? **Response: The selected Architect will be required to submit a phasing plan as it is anticipated that certain spaces within the existing building (areas like the cafeteria, kitchen, multipurpose room, and site landscaping/beautification) will not be modernized as part of this Project.**
6. The Addendum #1 states that the HVAC, Plumbing, Electrical, Fire and Life Safety are included in Phase 1. Does this mean "complete" systems for the entire building will be replaced in Phase 1? And does the budget of \$10,280,000.00 include the complete MEP renovation? **Response: The goal is to replace complete electrical, fire, life safety and HVAC system for the main building during this renovation, and the budget assumes that these systems will be replaced and/or modernized.**
7. Are construction documents for the Addition expected to be COMPLETE (as indicated in the final paragraph of the Executive Summary on Page 2) OR only as complete as the Phase I drawings, which appear to be a DD+/Permit set as indicated in on Page 3? **Response: Working under contract with the Department, the A/E will complete design development documents for both the Phase 1 Work and the Addition Work. The GMP for each (the Phase 1 Work and the Addition Work) will be based on the design development documents. After the Phase 1 GMP is agreed upon, the A/E contract will be assigned to the builder and any further design, including a Permit Set and Construction Documents, would be negotiated with, and completed while working under, the builder. The form of contract will provide further clarification.**
8. Is there concern about ADA upgrades required for compliance, e.g. installation of an elevator? **Response: Yes, ADA upgrades, including installation of a new elevator, will be required.**
9. Is geotechnical scope of work considered to be part of the A/E's contract, considering the need for soil borings and testing for the potential addition Scope of Work? **Response: Yes, the selected Architect will be required perform any and all geotechnical services necessary for the Project.**
10. Will Hazmat/Testing be included as part of the project scope, and if so, to what level? **Response: The selected Architect will be required will be required to perform a complete hazmat survey, including selective destructive testing.**
11. Is a construction budget figure available for the Addition? **Response: See Item #3 above.**
12. Would you like us to engage a third-party commissioning agent at this point? **Response: The Architect will be required to provide fundamental commissioning. Enhanced commission will be provided by the Owner.**

Item #5

Revised Fee Spreadsheet: Please find attached a revised fee spreadsheet, to be included with the Offer Letter.

Item #6

The bid date is hereby changed. Proposals are due by **November 7, 2013 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to the attention of: Danyel Riley, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 2 -

RFP for Architect/Engineering Services
 Stanton Elementary School Phase 1 Modernization and Addition
 Attachment to Offer Letter

Name of Facility	Concept Design	Schematic Design & Phasing Plan	Design Development Documents	Permit Set	Total Design Fee
Stanton ES (Entire Project)					
Stanton ES (Phase 1 Scope)					
Stanton ES (Addition Scope)					
TOTAL DESIGN FEE					\$0.00

Personnel Classification	Hourly Rate
Principal in Charge	
Design Principal	
Project Architect	
Staff Architect	
Landscape Architect	
Senior Mechanical Engineer	
Mechanical Engineer	
Senior Electrical Engineer	
Electrical Engineer	
Senior Structural Engineer	
Structural Engineer	

**PLEASE COMPLETE THE
SHADED CELLS**