

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES




Addendum No. 2
To
REQUEST FOR PROPOSALS NO. DCAM-19-AE-0008
ARCHITECTURAL/ENGINEERING SERVICES
CONGRESS HEIGHTS RECREATION CENTER MODERNIZATION

Issued: June 6, 2019

This Addendum No. 2 is issued and hereby published on the DGS website on **June 6, 2019**. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1: Question and Answer Responses are incorporated via this Addendum as (Exhibit 1).

Item #2: Proposal due date is being extended to June 18, 2019.

By: 
Franklin Austin
Contracting Officer

Date: 6/6/2019

- End of Addendum No. 2-

Exhibit 1

DCAM-19-AE-0008 Congress Heights Recreation Center		
#	Questions	Responses
1	The hard cost budget is set at \$12,600,00.00 based on the desired Project delivery method will there or is there an opportunity to increase the budget to complete the IFC drawings and maintain responsibility during the construction administration phases?	The hard cost budget is currently set at \$12,600,000. This value is calculated based on what the DPR FY19-FY24 Capital Improvements Plan budget book has allocated to the Congress Heights Recreation Center.
2	During the site visit -there was discussion regarding a survey being created by DPR. Will this survey be supplied to the winning team - is this to say that the A/E need to carry this cost in their fee proposal?	The raw survey data and a survey report will be supplied to the winning team.
3	Please clarify whether there are existing MOU's regarding the parking - in it being shared by the three entities.	There is an existing DDOT right of way (ROW); however, it has not been determined whether there is an MOU between DCPS and DPR.
4	Who or what persons will be involved in the creation of the program on the client side?	DPR Programming and the Project Team will be involved in the creation of the program.
5	Is there a DPR program available for the Congress Heights Rec Center?	The winning AE firm will be working with DPR and the community to determine the final recreation center program.
6	Is the plan for the stream restoration available for review?	Yes, please visit the following link for information regarding the stormwater retrofit project: https://doee.dc.gov/service/congress-heights-recreation-center-stormwater-retrofit-project
7	Please confirm if site lighting should be included as services within this project/RFP.	Yes, site lighting should be included as services within this project. Lighting requirements will be flushed out as the recreation center and park design progresses.
8	Please clarify parking requirements for project, if anything above zoning minimum should be provided and if DGS/DPR will be looking for a zoning exemption in order to provide less parking than mandated.	It can be assumed that DGS/DPR will be looking for a Zoning exemption (Reference Zoning Regulations of 2016, section 11-C703) to provide less parking than is mandated (0.5 parking spaces per 1,000 sq. ft. for Parks and Recreation). It is the project intent to provide additional parking spaces, where space is available, given that 1. school users typically overflow into the recreation center space and 2. a larger recreation center will increase traffic.
9	Please clarify intent for existing basketball and tennis courts – do these programs need to be duplicated on the proposed design?	The intent is to construct a new recreation center with an indoor gymnasium for basketball. It is preferred that outdoor basketball and tennis courts remain as amenities; however, an assessment of the overall space will need to take place at a later date.
10	Please advise of any requirements for green roof or PV panels.	There are no requirements for a green roof or PV panels at this time. Both PV panels and green roof may be incorporated to achieve LEED.
11	Per C.2.1.4, If the prime contractor is CBE and it shall perform at least 35% of the contracting effort with its own organization and IF it subcontracts, 35% of the subcontracting efforts shall be with a CBE.	Correct.
12	Please clarify C.2 regarding the requirement of 20% of the contract work be performed by certified Disadvantage Enterprises. We are CBE that can perform the majority of the contract work. Can we meet the 20% disadvantage enterprise in our sub contracts?	Yes.

13	Confirm that there is any MOU for parking on the surrounding properties.	Refer to Question #3 for response.
14	Are any of the outdoor play areas or fields to be lit for competitive play?	Yes. The field and courts may be lit for competitive play.
15	Are there any known memorials, historical parcels (i.e. graveyards), or other significant site monuments on site? If so, can those moved if necessary?	There is an unofficial memorial (not graveyard) onsite, located in the wooded area behind the existing recreation center. At this time, there are no plans to move the memorial for the victim of a homicide. In addition, it is the responsibility of the AE firm to contact the archeologist to determine any historical value.
16	Should we assume that the existing site includes two squares and three lots that would require a sub-division/consolidation as part of the project?	Congress Heights Recreation Center includes SSL 5955 0803 and PAR 02350074. The AE firm will be required to determine if a sub-division/consolidation is required.
17	It appears that the DPR site is zoned R2 and that there is no NPR land involved in this project?	The property is under the jurisdiction of DC DPR. It was transferred to DC DPR in 1971. Reference US reservation 632.
18	Can the bio-retention area be relocated as part of the project?	AE firm to determine if the bio-retention can be relocated.
19	What is the preferred parking lot size for the rec center and baseball field?	Refer to Question #8 for response.
20	What will the new Rec. Ctr and its outdoor facilities operation hours be?	The new Congress Heights Recreation Center hours of operation have not been established; however, it can be assumed that the recreation center will follow hours similar to those of other comparable DC recreation center (Mon - Friday: 10:00 AM - 9:00 PM; Sat: 10:00 AM - 4:00 PM; Sun: Closed). The outdoor facilities will be open from sunrise to sunset, unless athletic lighting for the fields is installed.
21	What will be an adequate size of Spray Park and its components?	Please see the Petworth Recreation Center (~2,600 square feet), Guy Mason Recreation Center (~1,000 square feet), Joseph H. Cole Recreation Center (~2,200 square feet), and the Hillcrest Recreation Center (~1,400 square feet) for comparable spray parks. It can be assumed that the size of the Congress Heights spray park will fall in this range.
22	How many meetings will the A/E team need to attend during the design phase for this project? Will it be weekly or biweekly? Can we have a limited meeting amount with rest being conducted via Conf. Call?	Per the Request for Proposals, the A/E team will be required to attend and facilitate meetings as necessary to develop and progress the program and design documents.
23	The concept plan being prepared how many versions and/or time will be needed to be allotted for this task?	Please refer back to the Request for Proposals, Section A.6. and Section B.2.1.
24	Community involvement often requires many versions/revisions of plans to be submitted. Can we limit the number of community meetings and/or concept revisions?	Not at this time. Please refer back to the Request for Proposals, Section B2-B5 which outlines the number of community meetings per project phase.
25	Does presentation renderings need to be provided/included for community meetings?	Please refer back to Section B2-B5 of the Request for Proposals in regards to community meeting requirements.
26	Can we limit the number of rendered exhibits?	Please refer back to Section B2-B5 of the Request for Proposals in regards to community meeting requirements.
27	If Property is a tax lot...subdivision will be required. Will DGS assist with the subdivision of land process?	Refer to Question #16 for response.
28	AUTOCAD will be the software used to develop plans...is that acceptable?	Yes.
29	EISF process will require Environmental Site Assessment Phase I, is there one already performed within the last six months? If not a new one will be required to be prepared.	The AE firm must determine if an EISF is required.

30	Geotechnical Report will be required for any SWM designs that are included in the scope of work?	Yes.
31	CFA and DC SHPO offices will need to be contacted...has there been any prior discussions with them about this project? Any reports available to use?	There have been prior discussions with DC HPO. Refer to Question #36 for summary of discussions.
32	The Splash Equipment will require fresh water or recycled water?	The DPR standard is a chlorinated recirculating splash pad system.
33	Does all equipment vendors need to be in the USA or can they be foreign?	Purchases must follow the Buy America Act.
34	Do we need to have an Arborist on board for the work being performed near or around the existing trees?	Yes, please include an arborist in the proposal.
35	Will we need to remove existing topsoil off site?	The removal of existing topsoil off site will be determined after soil tests are performed to ensure proper SWM plans. In additional, the AE firm shall follow best management practices for athletic fields.
36	The archaeological survey may be required to be included...do we include a fee for this possible task?	Yes. According to the DC Historic Preservation Office, "An archaeological survey was conducted in this park for the Play DC upgrades ca. 2013-2014 (Report #575). The testing was limited because the project scope was not drastic, but areas of archaeological potential were identified...The area south of the existing rec center has some 9 meters of fill present – ravine there draining to the west was filled. The western part of the park other than the former ravine has no archaeological potential because it was severely graded – probably for the soil to fill the ravine. The northern rim of the park has some archaeological potential for loess deposits. So not a lot of potential but enough that I need more info to complete my review... If you change access to Savannah St. and the field remains generally in same location then archaeology is probably covered. We would need to have more details when available. Plan away and let us know when you have an idea of the site plan."
37	Do you have any existing record drawings to use with the initial design?	Please refer to Attachment 1
38	Wetland disturbances will require additional layer of confirmation and design methods.	"For any disturbance or impacts to wetlands, the US Army Corps of Engineers and DOEE require a jurisdictional determination and may require a permit."
39	Parking space requirement. i) What is adequate number of spaces needed?	Refer to Question #8 for response.
40	Current vehicular access off Alabama includes 4-5 parallel parking spaces. i) Is this number sufficient for the new and expanded community center? ii) What is the expected visitation to the new center by car?	Refer to Question #8 for response.
41	The current access from Alabama Ave. is a reduced width street/alleyway leading to a parking lot. i) What is the ROW of the alleyway? ii) Is there any easement? iii) Who owns the parking lot? iv) Can this lot be used by the new Rec. Ctr.?	The parking lot is on SSL 5975-0806 which belongs to DCPS. This lot cannot be used by the new recreation center. There is no easement; however, it has not been determined whether there is an MOU between DCPS and DPR.
42	Do the neighborhood and the surrounding users have a preference of the location of the new Rec. Ctr.? Do they have any strong objection to the any location of the new Rec. Ctr.?	At this time, the neighborhood and the surrounding users do not have a preference for the location of the new recreation center. Visibility and safety are key drivers in determining the location of the recreation center. The community survey may provide insights into location preferences.
43	What will the new Rec. Ctr and its outdoor facilities operation hours be?	Refer to Question #20 for response.

44	What will be the lighting requirements?	Refer to Question #12 for response.
45	What will be an adequate size of Spray Park and its components?	Refer to Question #21 for response.

Attachment 1



R. McGHEE
& ASSOCIATES
ARCHITECTS
1100 17th St, NW
Washington, DC 20036
Tel: 202.331.6000
Fax: 202.331.6005

Client: CONGRESS HEIGHTS PLAYGROUND
Project: CONGRESS HEIGHTS PLAYGROUND
Location: 611 ALABAMA AVE. SE
WASHINGTON, DC 20032
Date: 01/28/2014
Scale: 1/8" = 1'-0"

Project Name: CONGRESS HEIGHTS PLAYGROUND
Project Number: 2013-0611
Date: 01/28/2014
Scale: 1/8" = 1'-0"



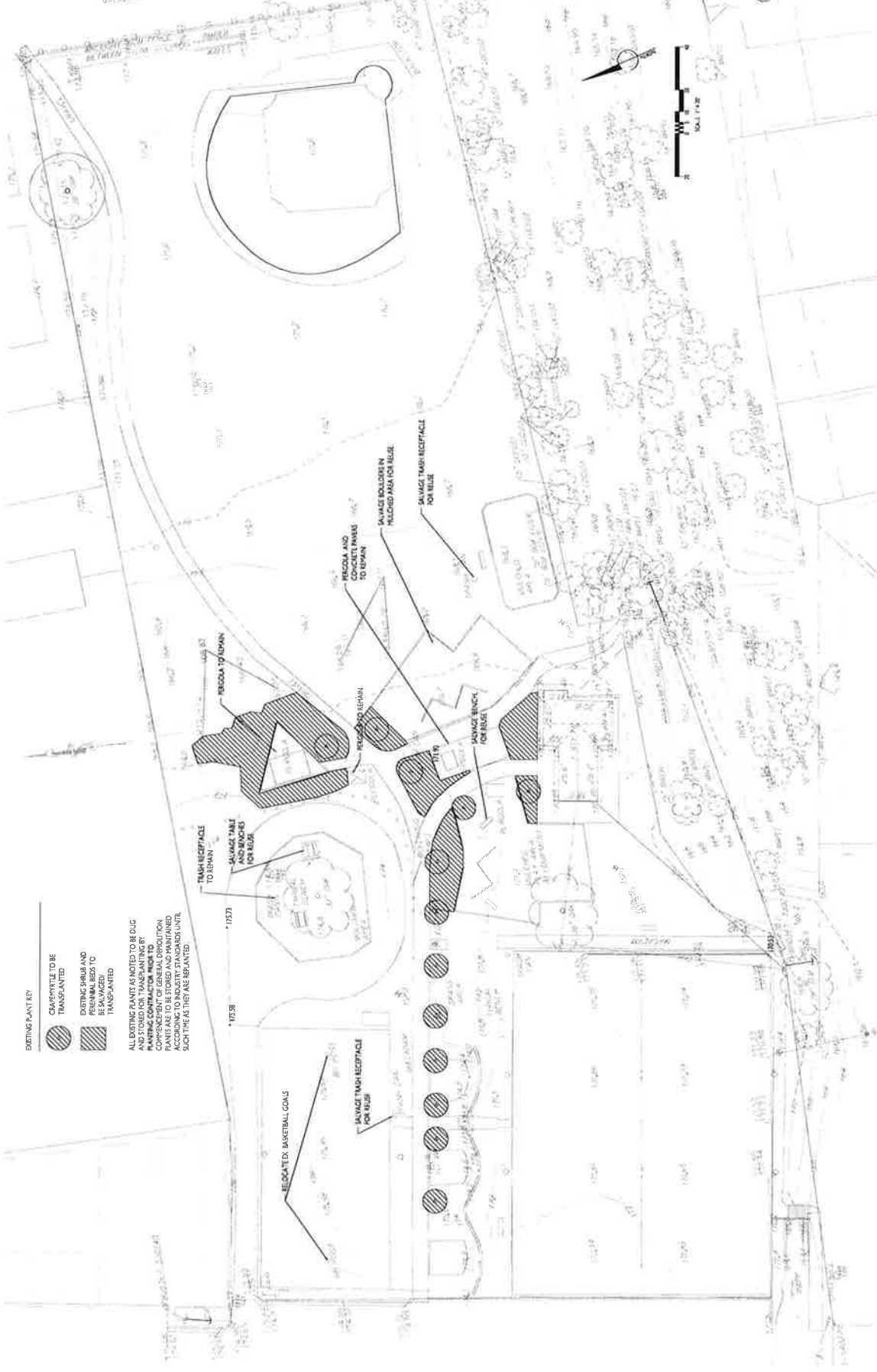
Sheet Title: Existing Conditions
Sheet Number: L-EX

L-EX

EXISTING PLANT KEY

- CAREPARK TO BE TRANSPLANTED
- EXISTING GRASS AND PERENNIAL BEDS TO BE SALVAGED
- TRANSPLANTED

ALL EXISTING PLANTS ARE NOTED TO BE DUG AND STORED FOR TRANSPLANTING BY PLANTING CONTRACTOR. PLANTS TO BE SALVAGED AND STORED FOR TRANSPLANTING BY PLANTING CONTRACTOR. PLANTS TO BE SALVAGED AND STORED FOR TRANSPLANTING BY PLANTING CONTRACTOR.



PERMIT SET - NOT FOR CONSTRUCTION



R. McHale
& Associates

1111 11th St, NW
Washington, DC 20004
Tel: 202-462-1111
Fax: 202-462-1112

Project: CONGRESS HEIGHTS RECREATION CENTER & PLAYGROUND
Location: 611 ALABAMA AVE. SE, WASHINGTON, DC 20002
Date: 01/28/2014
Sheet: 15 of 15
Scale: 1/8" = 1'-0"

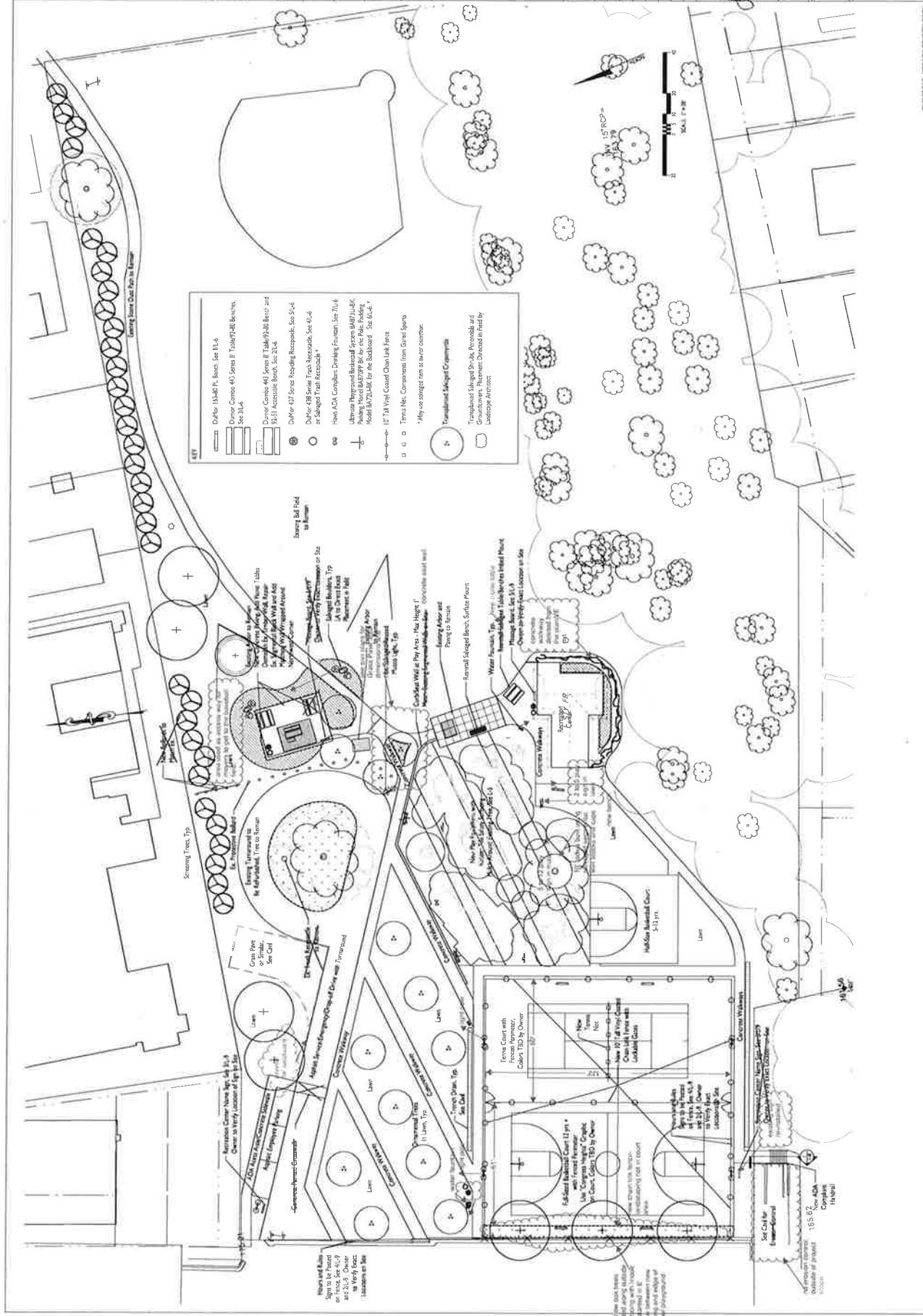
Project Number: 2013-0611
Revision: 1
Date: 01/28/2014
Scale: 1/8" = 1'-0"

Project Name: CONGRESS HEIGHTS RECREATION CENTER & PLAYGROUND
Location: 611 ALABAMA AVE. SE, WASHINGTON, DC 20002
Date: 01/28/2014
Sheet: 15 of 15
Scale: 1/8" = 1'-0"

Project Name: CONGRESS HEIGHTS RECREATION CENTER & PLAYGROUND
Location: 611 ALABAMA AVE. SE, WASHINGTON, DC 20002
Date: 01/28/2014
Sheet: 15 of 15
Scale: 1/8" = 1'-0"

Project Name: CONGRESS HEIGHTS RECREATION CENTER & PLAYGROUND
Location: 611 ALABAMA AVE. SE, WASHINGTON, DC 20002
Date: 01/28/2014
Sheet: 15 of 15
Scale: 1/8" = 1'-0"

Project Name: CONGRESS HEIGHTS RECREATION CENTER & PLAYGROUND
Location: 611 ALABAMA AVE. SE, WASHINGTON, DC 20002
Date: 01/28/2014
Sheet: 15 of 15
Scale: 1/8" = 1'-0"



L-1



R. MCGHEE
& ASSOCIATES

1725 K STREET, N.W.
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P: 202.638.2800

DEPARTMENT OF GENERAL SERVICES
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CONCRETE & STEEL
WASHINGTON, DC 20005

BLUESIDE CONSTRUCTION, LLC
WASHINGTON, DC 20005

BLUESIDE CONSTRUCTION, LLC
WASHINGTON, DC 20005

R. MCGHEE & ASSOCIATES
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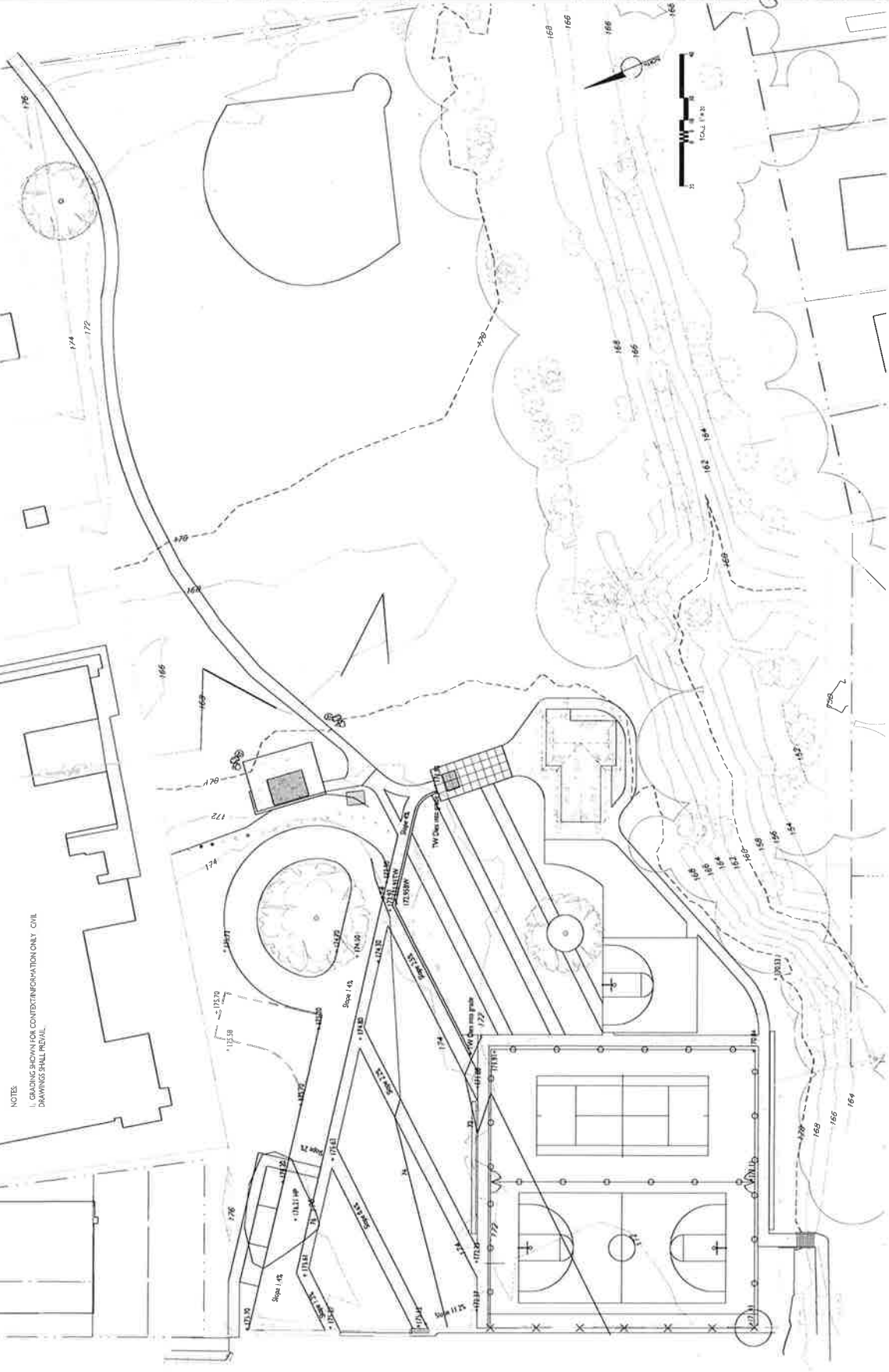
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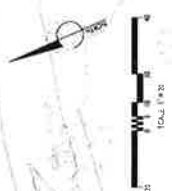
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NOTES:
1. GRADING SHOWN FOR CONTEXT INFORMATION ONLY. CIVIL
DRAWINGS SHALL PREVAIL.



Project Number: 2013-0611
Sheet Title: Grading Plan
Date: 01/16/2014
Scale: As Shown

L-3

PERMIT 611 - NOT FOR CONSTRUCTION



R. McHIEE
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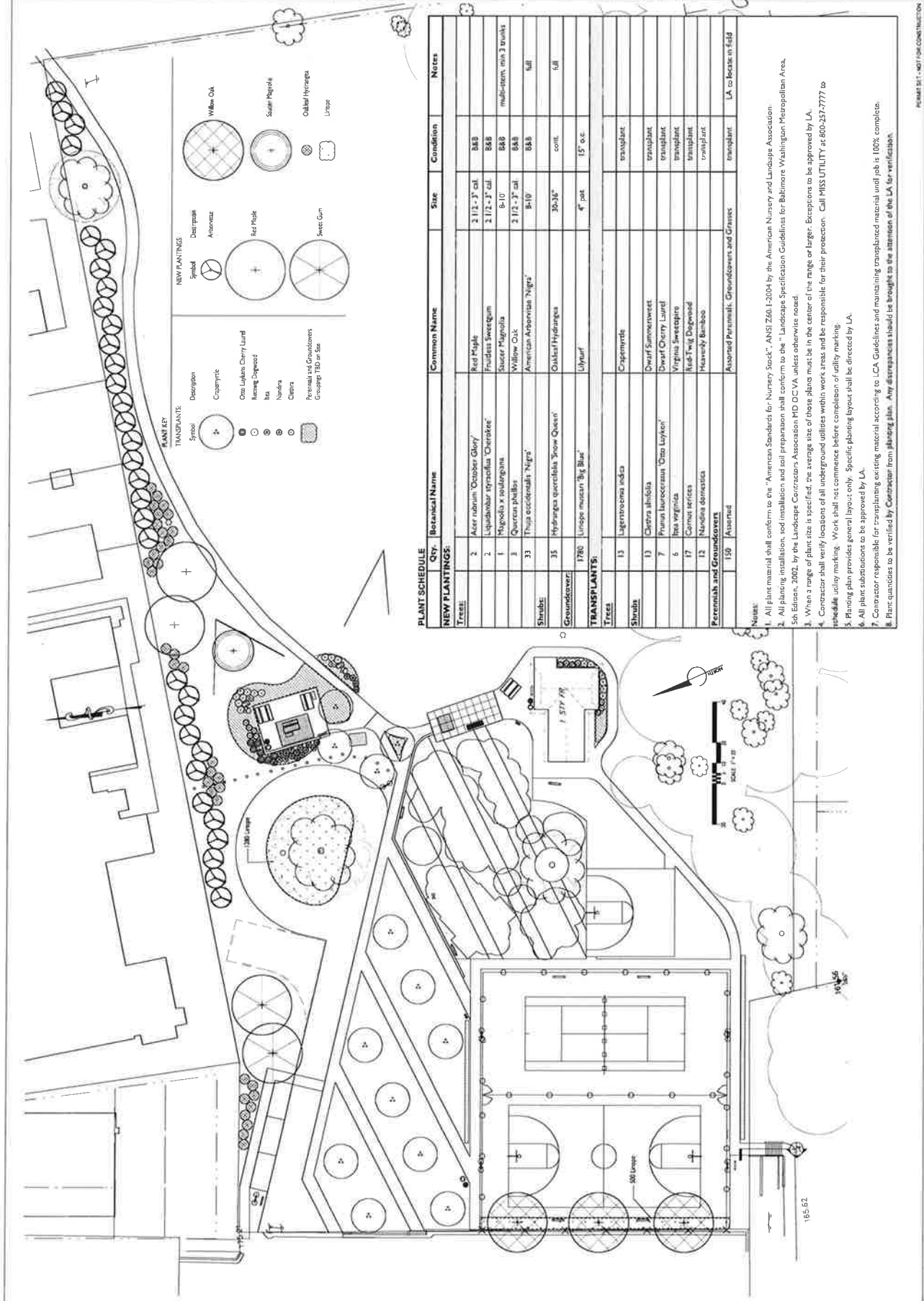
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PLANT SCHEDULE				
Qty.	Botanical Name	Common Name	Size	Condition
NEW PLANTINGS:				
2	Acer rubrum 'October Glory'	Red Maple	2 1/2 - 3' cal.	B&B
2	Liquidambar styraciflua 'Cherokee'	Frailst Sweetgum	2 1/2 - 3' cal.	B&B
1	Magnolia x soulangeana	Saucer Magnolia	8-10'	B&B
3	Quercus phellos	Willow Oak	2 1/2 - 3' cal.	B&B
33	Thuja occidentalis 'Nana'	American Arborvitae 'Nana'	18-10'	B&B
Shrubs:				
33	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	30-36"	cont.
Groundcover:				
1780	Liriodendron 'Big Blue'	Lilyturf	4" pot.	15' o.c.
TRANSPLANTS:				
13	Lagerstrœmia indica	Crape Myrtle		transplant
13	Clethra alnifolia	Dwarf Summervest		transplant
7	Prunus laurocerasus 'Otto Luyken'	Dwarf Cherry Laurel		transplant
6	Ilex virginica	Virginia Sweetgum		transplant
17	Cornus sericea	Red-Twig Dogwood		transplant
12	Nandina domestica	Heavenly Bamboo		transplant
Perennials and Groundcover:				
150	Assorted	Assorted Perennials, Groundcover and Grasses		transplant
				LA to locate in field

Notes:

- All plant material shall conform to the "American Standards for Nursery Stock," ANSI Z60.1-2004 by the American Nursery and Landscape Association.
- All planting, installation, and soil preparation shall conform to the "Landscape Specification Guidelines for Baltimore Washington Metropolitan Area," 5th Edition, 2002, by the Landscape Contractors Association FID OCVA unless otherwise noted.
- When a range of plant size is specified, the average size of those plants must be in the center of the range or larger. Exceptions to be approved by LA.
- Contractor shall verify locations of all underground utilities within work areas and be responsible for their protection. Call MISS UTILITY at 800-257-7777 to schedule utility marking. Work shall not commence before completion of utility marking.
- Planting plan provides general layout only. Specific planting layout shall be directed by LA.
- All plant substitutions to be approved by LA.
- Contractor responsible for transplanting existing material according to LCA Guidelines and maintaining transplanted material until job is 100% complete.
- Plant quantities to be verified by Contractor from planting plan. Any discrepancies should be brought to the attention of the LA for verification.

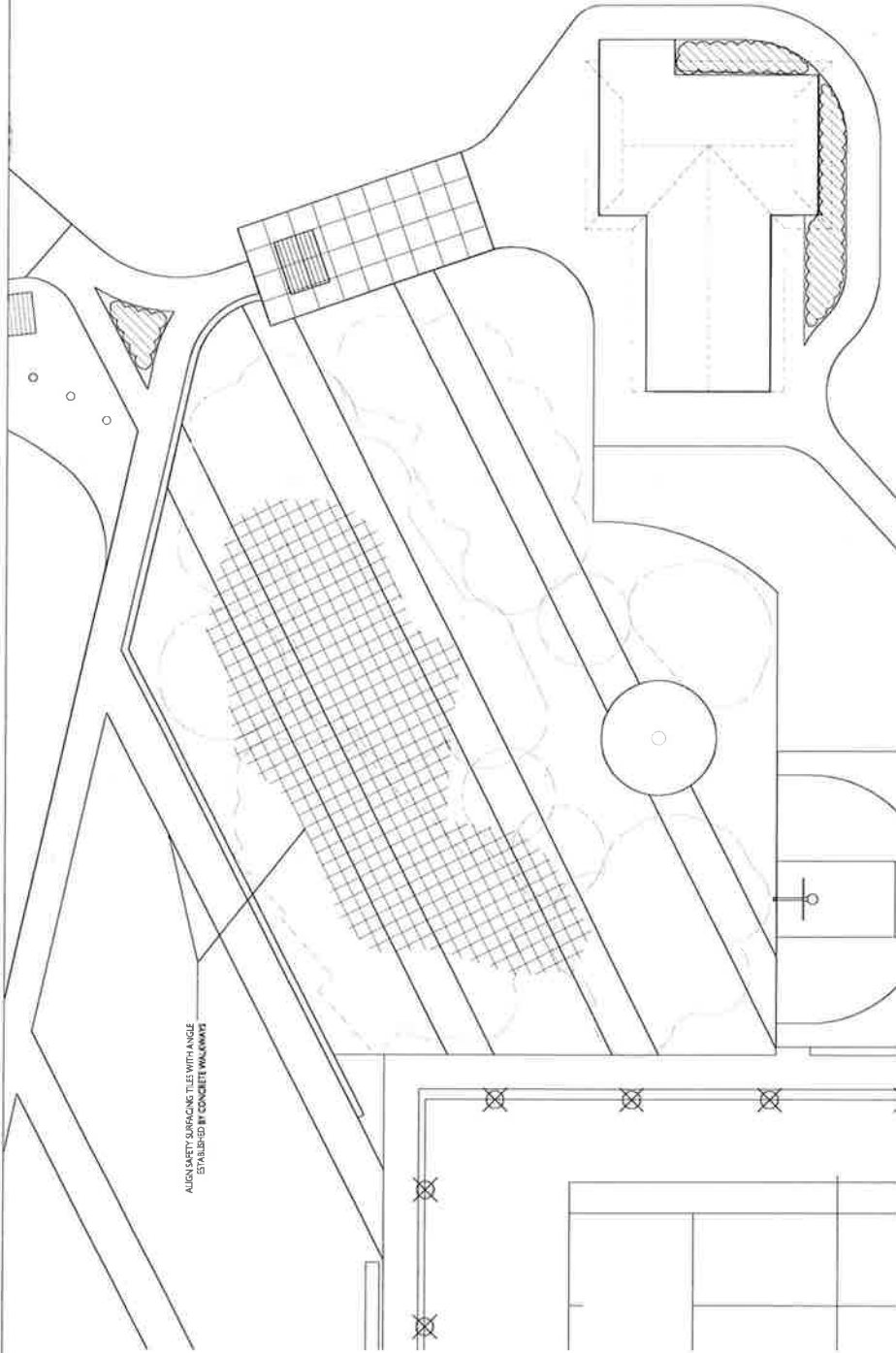
L-3.a

PERMIT SET - NOT FOR CONSTRUCTION

1. Manufacturer to provide complete installation detailing and layout information to contractor.
2. LA to verify location of structures on site at start of installation.
3. Contractor to provide play structure foundations and footings as per manufacturer. Review by engineer required.



DECEMBER 1997



ALIEN SAFETY SURFACING TILES WITH ANGLE
ESTABLISHED BY CONCRETE WALKWAYS

- NOTES:
1. ALIEN SAFETY SURFACING TILES AS SHOWN.
 2. COLOR(S) TBD BY OWNER DURING SUBMITTAL PROCESS.
 3. SAFETY SURFACING SHALL BE INSTALLED TO THE PERMANENT BASE AS PER MANUFACTURER'S INSTRUCTIONS.

SEATTLE
4933 DISCOVERY LANE
RENTON, WASHINGTON, CANADA
N9N 1N0
800-343-2343
r.horne@seattle-surfacing.com

1 Safety Surfacing Layout Plan

SCALE: 1/8" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION



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1 DuMor Bench
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the bench.
3. All dimensions are to the outside of the bench.
4. All dimensions are to the inside of the bench.
5. All dimensions are to the top of the bench.
6. All dimensions are to the bottom of the bench.
7. All dimensions are to the front of the bench.
8. All dimensions are to the back of the bench.
9. All dimensions are to the left of the bench.
10. All dimensions are to the right of the bench.

2 DuMor Accessible Table and Benches
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the table and benches.
3. All dimensions are to the outside of the table and benches.
4. All dimensions are to the inside of the table and benches.
5. All dimensions are to the top of the table and benches.
6. All dimensions are to the bottom of the table and benches.
7. All dimensions are to the front of the table and benches.
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9. All dimensions are to the left of the table and benches.
10. All dimensions are to the right of the table and benches.

3 DuMor Table and Benches
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
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4 DuMor Accessible Table and Benches
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
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10. All dimensions are to the right of the table and benches.

4 Trash Receptacle
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the trash receptacle.
3. All dimensions are to the outside of the trash receptacle.
4. All dimensions are to the inside of the trash receptacle.
5. All dimensions are to the top of the trash receptacle.
6. All dimensions are to the bottom of the trash receptacle.
7. All dimensions are to the front of the trash receptacle.
8. All dimensions are to the back of the trash receptacle.
9. All dimensions are to the left of the trash receptacle.
10. All dimensions are to the right of the trash receptacle.

5 Recycling Receptacle
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the recycling receptacle.
3. All dimensions are to the outside of the recycling receptacle.
4. All dimensions are to the inside of the recycling receptacle.
5. All dimensions are to the top of the recycling receptacle.
6. All dimensions are to the bottom of the recycling receptacle.
7. All dimensions are to the front of the recycling receptacle.
8. All dimensions are to the back of the recycling receptacle.
9. All dimensions are to the left of the recycling receptacle.
10. All dimensions are to the right of the recycling receptacle.

6 Basketball Goal
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the basketball goal.
3. All dimensions are to the outside of the basketball goal.
4. All dimensions are to the inside of the basketball goal.
5. All dimensions are to the top of the basketball goal.
6. All dimensions are to the bottom of the basketball goal.
7. All dimensions are to the front of the basketball goal.
8. All dimensions are to the back of the basketball goal.
9. All dimensions are to the left of the basketball goal.
10. All dimensions are to the right of the basketball goal.

7 Haws Water Fountain
PRODUCT SPECIFICATION

SCALE: NTS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the haws water fountain.
3. All dimensions are to the outside of the haws water fountain.
4. All dimensions are to the inside of the haws water fountain.
5. All dimensions are to the top of the haws water fountain.
6. All dimensions are to the bottom of the haws water fountain.
7. All dimensions are to the front of the haws water fountain.
8. All dimensions are to the back of the haws water fountain.
9. All dimensions are to the left of the haws water fountain.
10. All dimensions are to the right of the haws water fountain.

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Project Number: 2013-0011

Scale: NTS

Sheet: 1 of 1

Drawn: [Name]

Checked: [Name]

Approved: [Name]

Date: 01/28/2014

Project: [Name]

Detail: [Name]

Sheet: 1 of 1

Project: [Name]

Detail: [Name]

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Detail: [Name]



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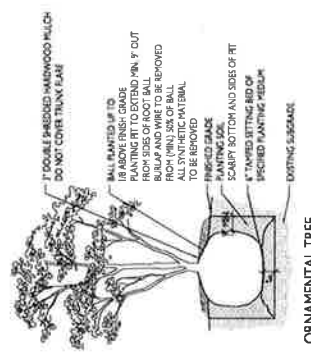
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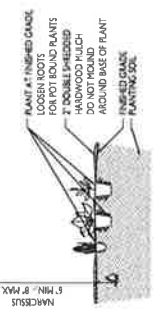
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ORNAMENTAL TREE



SHRUB



SHADE AND EVERGREEN TREE

GROUND COVER AND PERENNIALS

1 Planting Details
Section

SCALE: 1/2" = 1'-0"