

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 3
To


REQUEST FOR PROPOSALS NO. DCAM-20-AE-0005
ARCHITECTURAL/ENGINEERING SERVICES
FOR ANACOSTIA RECREATION CENTER AT KETCHUM

Issued: February 25, 2020

This Addendum No. 3 is issued and effective as of the date shown above. Except as modified hereby, the Request for Proposals ("RFP") due date is extended to March 12, 2020.

Item No. 1: Answers to questions are attached to this addendum as Exhibit 1

Item No. 2: As Built drawings are included and add to attachment A2.

By: 
Franklin Austin
Contracting Officer

Date: 2/25/2020

- End of Addendum No. 3 -

Exhibit 1

Architectural/Engineering Services for Anacostia Recreation Center

DCAM-20-AE-0005

Questions	Answers
1. Will upgraded ADA crosswalks and pedestrian ramps be included in site plans, or will those be the responsibilities of DDOT?	Upgraded ADA crosswalks and pedestrian ramps should be in the site plans as part of this construction effort.
2. What are the bicycle parking/bike rack expectations for the Recreation Center? i.e. Number of spaces and location	Please minimum number required by DC Municipal Regulations.
3. Is DGS open to a combined new parking lot to consolidate parking with Ketchum ES that would not include new curb cuts and minimize pedestrian vehicular conflicts?	We are open to any new ideas on expanding the existing parking conditions on site. Ideally, there would be sufficient on-site parking for both school staff and recreation center patrons.
4. How many additional parking spaces does the school need based on current/protected # of teachers?	The school currently has 39 spaces, one of which is an ADA parking spot. The school would like a total of 60 total spaces.
5. Would you be open to multi-level parking structure?	The construction budget and anticipated program does not currently support a multi-level parking structure.
6. Would you like to expand the outdoor classroom/area seating or is current number of seats adequate?	The current outdoor classroom and seating is adequate.
7. Within the SD Documentation, please clarify what the Plan-to Program Comparison is?	A brief write up should be provided to highlight any differences between the scope outlined in the RFP and that which is provided for consideration in the Schematic Design docs.
8. Design fee associated with Phasing and swing plan (A.3 page 3) – Will this be part of the base design or separate foxed fee or hourly basis?	Provide a separate fixed fee price for scope associated with phasing and swing space planning.
9. Clarification for printing/document setup. On page 29, the PPE is listed as Attachment L (bold and underlined), but everywhere else is listed as Attachment K, but L is otherwise listed	On page 29, para B Attachment L is change to attachment K – Past performance. Attachment L is - Notice to Proceed and Letter Contract

as Notice to Proceed. Which is accurate?	
10. On the Equal Employment Opportunity Form, page 6, it is unclear what the "Employees" goal is meant to refer to?	This refers to your future goals, if you are going to hire new personnel in the disciplines listed
11. On the Equal Employment Opportunity Form, page 6, it is unclear what the "Timetables" heading is meant to refer to?	The time tables are your time tables in which if applicable you anticipate hiring in the future
12. On the Equal Employment Opportunity Form, page 6, it is unclear what the institution is meant to refer to?	This refers to the financial institution an offeror uses for finances.
13. Section B.31 – The RFP does not define scope related to evaluating 'traffic needs'. Will a traffic study be anticipated as part of the Schematic Design phase and what information would be required in this study?	A Traffic Study should be anticipated as part of the A/E efforts to help determine the impact the construction of the recreation center will have on the community during and after its completion. Please include and identify an allowance in your proposal for completing this scope.
14. Please confirm prime PPE's should be sent directly to DGS while consultant PPE's should be included in the printed proposal (sec. D.3.1.B)?	Yes PPE should be sent directly to DGS and in the proposal.
15. Please confirm the construction budget?	Construction Hard-Cost budget is \$10,500,000.00
16. Is there any pre-existing 'environmental'/HazMat-related information available regarding the property – i.e. empty lot – in terms of any assessments/evaluations that may have already been performed on the property?	HazMat reports only exists for the school building and can be provided to the selected A/E team for their use.
17. As far as the community workshops and outreach meetings, will we need to develop the informational material for those meetings or DGS handles that piece internally?	The selected architect would be responsible for developing all meeting materials needed to gather feedback that helps further the design.

<p>18. Is the building a candidate for Net Zero??</p>	<p>This building is not a candidate for Net Zero.</p>
<p>19. Can you expand on Biophilic Design Elements??</p>	<p>DPR would like for the new facility to include as many of the 14 patterns of Biophilic Design as possible given the budget. Please refer to this website for reference: https://www.terrapinbrightgreen.com/reports/14-patterns/</p>
<p>20. Is the fee proposal to be included and due on February 21 or is it not part of this submission?</p>	<p>The fee proposal is part of the submission. The submission is the technical proposal and the fee proposal as separate submissions.</p>
<p>21. Design phases in the offeror's letter (Attachment C) do not match those in the RFP's B.2 Scope of Work. Which one to follow?</p>	<p>Follow the Design phases as detailed in the RFP Scope of Work.</p>
<p>22. Who is responsible for providing the LCA?</p>	<p>DGS does not understand the question being posed by the vendor.</p>
<p>23. Are we also providing fundamental & enhanced commissioning and energy modeling pricing as well?</p>	<p>Enhanced commissioning and energy modeling is not required; however, the project is aiming to achieve LEED Silver Certification, so design efforts as it pertains to commissioning should be completed to support this goal.</p>
<p>24. Do you have any topographic surveys or geotechnical reports/test of the project site?</p>	<p>There are currently no topographic surveys or geotechnical reports or tests for the project site. It is anticipated that the selected A/E will complete these scopes as part of the design efforts. Please include and identify allowances in your proposal for completing these scopes. See attached sheet C-401 for basic information on public utility easements and locations.</p>
<p>25. Does the adjacent school building have a sump pump, and if so, do we know where the discharge is routed to?</p>	<p>Ketcham has a sump pump in the boiler room but we don't believe it has a sewage ejector. Hard copies of the drawings that show where the sanitary lines are on the property are available at the school. See attached sheet P1.</p>

Attachment A2

Anacostia Recreation
Center