

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 5
To
DESIGN-BUILD SERVICES FOR LAFAYETTE
ELEMENTARY SCHOOL RENOVATION
Solicitation No: DCAM-20-CS-RFP-0006

Issued: November 26, 2019

This Addendum No. 5 is issued and hereby published on the DGS website on November 26, 2019. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1 Questions and Answers are hereby attached as Exhibit 1.

Item #2 Delete all references to BIM within Section 2.9.3 Warranties & Manuals

Item #3 Paragraph (b) of Section 2.3 (Construction Phase) is hereby revised as follows:

Manage bi-weekly progress meetings. Site visits are included in base fee.

Item #4 2.2.1.3 Concept/Schematic Design

The Design-Builder shall prepare and submit proposed concept design for the Project according to the schedule outlined in Section 1.6 of the RFP

Item #5 Paragraph (d) of Section 2.10.3 (Non-Reimbursable Cost) is hereby revised as follows:

The cost of home or regional offices, it being understood that compensation for such costs included in the Design-Build Fee.

By: _____

Ebfi K. Hana
Contracting Officer

Date: _____

11/26/2019

- End of Addendum No. 5 -

Exhibit 1

Design-Build Services Lafayette ES Renovation
Questions and Responses

No.	Question	Response
1	Page 4- LEED credits /Green Roof Credits/Energy Star Certification: Is the existing part of the school does have these certification? Do you need these certification for only this 6200 Sq. ft. which is under renovation due to this RFP?	The school as part of it's full modernization has the applicable LEED Gold Certification. Certifications are needed only for the area(s) addressed as part of this project scope.
2	Is the security/fire alarm system for this space is part of the scope?	Yes
3	Does the Building has BMS system for controls? The system for this renovation to be integrated into that system?	Yes for both.
4	Clause 2.2.1.1 Page 13 Is this Building System Assessment is whole school building or for this portion of the building under this RFP? Do you need all building assessment such MEP/Civil/Structural? Is the cost for the same to be included in the base bid?	Only as it pertains to this RFP's scope, and is inclusive in the base bid budget.
5	The above clause sounds as if the space has few systems already in place, but somewhere in the RFP you say it is a shell with minimum HVAC and lighting. Please clarify.	The building surrounding the space is fully modernized. The space to be addressed by this scope has minimal lighting and HVAC provided already within it.
6	Building system assessment as per clause 2.2.1.1 and Concept Design per clause 2.2.1.3 schedule looks to be very aggressive and concept design cant be done before building system assessment, we think. Please clarify.	Building System Assessment should be executed as pertinent to this scope.
7	Are CAD drawings available for this school?	PDF files only
8	Please clarify on the area of renovation. Page 3, Section 1.1 Project Overview states; “....to create 3 classrooms and two small group/resource rooms, ultimately to create approximately 5,000 gross square feet of new spaces...”, whereas Page 4, Section 1.2 Project Background and Information about the School states; “The project will renovate roughly 6,200 square feet of unfinished interior space to create three classrooms and two small group/resource rooms...”.	Refer to Education Specifications and drawings attached as part of the RFP. The available space is slightly greater than the Ed Spec required square footage called for, but may not be 100% inclusive of connecting areas, etc.

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9	Section 1.3 provides a budget of \$4,400,000 for the project. Please clarify is this the construction budget? Or, if FF&E and other costs are included.	This budget is inclusive of FF&E, as well as other soft costs included within the bid proposal. This is the total project budget.
10	Please clarify Attachment C The Offeror's Bid; Item A. Design Fee to contain Design Fee up to completing the Design Development (GMP) fee only	The Design fee should be inclusive of all design services included within the project scope for the awarded Design-Builder
11	Please clarify, Page 7, Section 1.6; third paragraph states "(ii) assist DCPS in relocating FF&E and other items, as necessary to complete the phased renovation. Whereas, Page 12 Section 2 Scope of Work states "provide design, selection, procurement and installation of all FF&E."	The space is currently storage for items which may need to be moved prior to construction. DGS and DCPS will work with the school to completely vacate the space, but in the case that items remain and must be relocated to another storage area within the school, the winning Design-Builder will be responsible.
12	Page 7 provides a scheduled date of award in January 2020 and the Concept submission on January 6, 2020. Please inform how many days we should consider for development of the Concept?	Up to 6 days. The concept design is expected to be largely based on design elements included in the proposal. Additionally, based on actual award date the Department reserves the right to adjust the milestone dates accordingly.
13	Which grades will be using the classrooms?	Per DCPS Education Specifications (Attachment A) Three (3) grades 2-5 classrooms, and one (1) resource room. These will not be used for early childhood education.
14	Please advise if the bid bond should be based on 5% of the total cost of General Conditions, since the construction cost is not known at this time.	5% of the amount of the price proposal.

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15	There is a subcontracting plan attached to this RFP. Since we will not be able to develop realistic subcontracting plan until the final construction costs are established, how would you like us to proceed? In other words, did you want the subcontracting plan attached to this proposal or wait until an award has been made?	For Design-Build projects, the SBE subcontracting plan is not required to be submitted for preconstruction services. However the full SBE subcontracting plan (35% of the amount of the contract, including total design and construction cost) is required before entering into a Guaranteed Maximum Price (GMP) or contract/Letter Contract authorizing construction. Accordingly, the Offeror shall submit a subcontracting plan in the form of (Attachment I) indicating on the form that a full and complete SBE plan will be submitted before construction begins. All Offerors are advised to check for any further information at www.dslbd.dc.gov .
16	Page 4 of the RFP states: "Evaluation will be required to determine if the level of renovation qualifies for LEED certification." We understand this to mean that a decision on whether or not to apply for LEED certification will be made after the project is awarded. Please clarify if the offerors should therefore include or exclude the professional fees associated with preparation and submission of LEED certification documentation in their proposals?	Yes, offerors should include.
17	Is the \$4,400,000 budget inclusive of design and soft costs or is it a hard construction cost only?	Inclusive of soft costs per design-build delivery model (Section 2.0)
18	How many community meetings should the design-builder plan on attending with its design team?	DGS and DCPS anticipate no more than 4 community meetings
19	Section 1.1 of the RFP says that the renovation space is 5,000SF, but section 1.2 says it is 6,200SF. Can you please clarify what the square footage is?	Refer to response for question No. 8.
20	Please confirm if the following design consultants will be required: <ul style="list-style-type: none"> • Acoustic engineers • Sustainability consultants • Civil engineers • Structural engineers 	Confirmed, as required by proposed scope

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21	We assume that available electrical service is good enough for this extension, please confirm;	To be confirmed by BSA, may be an noted as an assumption of the proposal.
22	Please confirm if the existing mechanical equipment; AHU's and RTU's are padded up to take extra load of this renovation? Of course Building Assessment will be conducted once the bid is awarded but this information is important for us to know to size the units that will be required.	To be confirmed by BSA, may be an noted as an assumption of the proposal.
23	Is the As Built Drawings of the school is part of the RFP? Can you provide us with As Built Drawings?	Yes, the As-Built drawings are located in Attachment A1 of the RFP.
24	During the walkthrough at the school, the principal asked whether there are restrooms as a part of the program since the children in the new classroom space will need restroom facilities. Can you clarify whether restrooms should be included in the scope of work, and if so, how many?	Restroom accommodations and access should be a consideration of the proposal and design
25	2.9.3 Warranties & Manuals calls for BIM models. Would you provide the existing CAD & Revit files? Please clarify BIM level requirements.	BIM is not required for this project. The Department does not have existing CAD or Revit Files.
26	Since they don't have bathrooms designated for the students on the ground level, we'd have to build one or two. In that case, would we have an allowance for building the bathrooms? In addition, is there a nearby bathroom where we could branch plumbing lines?	An allowance may be included in the proposal. See drawings provided
27	Please confirm that the construction substantial completion date is July 24, 2020 and final completion date is August 15, 2020.	Confirmed
28	Please confirm that Microsoft Project is an equivalent scheduling software to P6?	Not confirmed per the RFP and previous project precedent
29	Can we use Procore for ePM?	See Section 1.2 for details on ePM compliance

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30	We are a CBE intending to perform at least 50% of the contracting effort with our own organization and resources. In this case, do we need to provide subcontracting plan?	Yes
31	Can we use a portion of the loading dock as a staging area?	Yes, with review and confirmation from DGS PM and school custodial team. (Section 2.2.1.5) of the RFP
32	The RFP specifically indicates 3 new 2nd-5th Grade Classrooms and 2 Resource Rooms, during the pre-proposal walk through alternate room functions were mentioned. Please clarify what spaces are to be included in the final project design.	Only those spaces identified explicitly in the RFP documents.
33	The RFP indicates that masonry headers were installed previously to allow for the installation of new windows to the exterior. Will the design team be provided with dimensions and locations for these headers for purposes of planning the room layouts?	Teams may visit the site after school hours at the discretion of the school staff leadership, as detailed during the site meeting
34	Were the locations and sizes of the potential windows reviewed with HPO and CFA during the review of the previous project?	Yes, and approved with windows before the area was value engineered out of the modernization project scope.
35	Does DCPS want the interior design and finishes of the new classrooms and resource rooms to match those included in the previous renovation?	Yes, to a reasonable degree.
36	We would like to submit a request for an extension of due dates for the proposals	See Addendum 4, Item #1.
37	On Page 4, there is reference to the program being subject to change. Is the assumption that the scope will remain in the +/- 5000 SF only?	Yes
38	Cannot find section 2.12 please advise.	Refer to page 30 of the RFP.
39	LEED Gold is listed as a minimum requirement. For such a relatively small project, LEED Gold may be difficult to achieve. Is this certification an absolute?	Yes, it is a requirement of the program
40	Is the Energy Star Certification required for the entire building?	Only for the portion addressed by this scope.

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41	DOEE Stormwater Retention Credit are listed as a requirement. With a project of this size, stormwater may not be required.	The Department is not sure what the question is.
42	Are the RiverSmart Rooftop Registration forms required for this interior project?	If not applicable or qualifiable no per Section 1.2
43	There is reference to an “electronic project management” system to be provided by the Design-Builder. There is also a requirement for the Design-Builder to use Prolog for some of the same functions. Is the intent that the Design-Builder must maintain two project information management systems or will one be used over the life of the project?	Use of Prolog is a requirement. Any other system preferred and used in addition to Prolog is at the discretion of the winning Design-Builder.
44	There is reference to the ePM system provided by the Design-Builder that needs to be compliant to the provisions of the “Document Security” section of the General Requirements. Please provide reference to where the “Document Security” section can be found.	See Article 6 changes, sub-section E on page 129.
45	Please describe in detail which Revit and/or CAD files are available to the Design-Builder team for use in this project.	PDF plans only.
46	There does not appear to be specific requirements for BIM other than a mention in Section 2.9.3. If BIM is required, indicate to what extent should the BIM include? Entire building? Or, just the area included in the scope of this project?	There is no BIM requirement for this project.
47	Please explain this requirement further as it appears that DGS will be providing a IT/AV/Security consultant and the Design-Builder will not need to provide those design services: “It is the Department’s desire to procure separately a network engineering design that will fully integrate the network infrastructure and IT equipment, along with all Building Automation System (“BAS”) technology. This network engineering design and technology will need to be incorporated and coordinated with the awarded Design-Builder’s design.”	DCPS Security will advise as to required features. OCTO will provide details to properly accommodate classrooms. It is the expectation that the new classroom spaces be integrated fully into the existing building systems.

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48	How will FF&E be specified and procured?	This will be a collaborative effort with DCPS
49	In Section 2.2.1.3, the timeframe conflicts with the schedule in Section 1.6. Please confirm which schedule governs.	Section 1.6 of the RFP
50	Is there an expectation that the classrooms in the proposed basement will have new plumbing? Toilets, sinks, etc?	Only a sink per DCPS eds spec for grade 2-5 classrooms
51	Understanding that there may be new openings in the exterior wall, please confirm that all work is interior to the building.	Limited exterior work to be included as specified by the proposed design
52	Will this project be subject to SIT, ANC or other community review and approval?	Such entities will be engaged via DCPS predominantly to inform of project status and message expectations.
53	Please confirm the design will be based on the EdSpecs but not extra requirement per users on site walk? If not please revise scope.	Confirmed. Based explicitly on the RFP documents.
54	I had a follow up question on whether an elevator should be included in the scope of work for this project since it appears a shaft is already built	The elevator shouldn't be required per the scope of work in the RFP.