

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 5
To

REQUEST FOR PROPOSALS NO. DCAM-19-AE-RFP-0003
ARCHITECTURAL/ENGINEERING SERVICES
FOR FORT LINCOLN PARK, THEODORE HAGANS CULTURAL CENTER,
AND NEW RECREATION AND EARLY CHILDHOOD EDUCATION CENTER

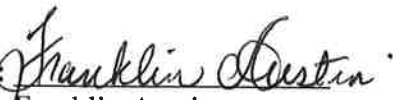
Issued: October 28, 2019

This Addendum No. 5 is issued and effective as of the date shown above. Except as modified hereby, the Request for Proposals ("RFP") last day to receive questions extended to October 18, 2019 at 3:00 and proposal due date extended to November 1, 2019 at 2:00.

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

Item No. 2: Attachment C (Offeror Letterhead) is revised and attached to this addendum.

Item No. 3: The Floor Plan and Restrooms are additional Exhibits and are attached to Attachment A.

By: 
Franklin Austin
Contracting Officer

Date: 10/28/19

- End of Addendum No. 5

DCAM-19-AE-0003 Architectural/Engineering Services for Fort Lincoln Park, Theodore Hagans Cultural Center, and New Recreation and Early Childhood Education Center		
#	Questions	Responses
1	What is the extent of ADA improvements that will need to be included for the park elements of the project? There is a significant grade level change in this area of the site that is currently served by stairs and the introduction of ramps could include significant site work.	Page 9, Section B.2.1.1.6 notes that the selected AE firm shall, "Conduct an ADA assessment to determine ways to increase ADA accessibility to the Park and Recreation Center".
2	The current outdoor restrooms do not meet ADA accessibility requirements. In order for them to meet these requirements and stay within the footprint of the existing building, it may be necessary to reduce the number of fixtures. Is there a required capacity that will need to be maintained for these restrooms?	Proposed capacity shall comply with all statutes, laws, codes, ordinances, regulations, rules, requirements, orders, and policies of governmental bodies.
3	Does participation in this project preclude the team from the proposed fire station design?	Contractor's will be allowed to participate in the Fire Station Design
4	Are two independent cost estimates required? B2.1.1, 24b.11, & iv are unclear.	Section B.2.1.1.24.b.iv is revised to state, "Prepare three (3) cost estimates . Cost estimates should include a value engineering section for alternatives should the cost of construction need to be reduced. Value engineering shall encompass not just modifications in scope, but also means and methods, procurement strategies for CMAR, and maintenance planning among others. "
5	It was mentioned during the pre-proposal meeting that the budget has been increased from what is shown in the RFP. Please verify the new project budget and whether this is a total project budget or construction budget.	No, the budget has not increased from what is shown on Page 6, Section B.1 Base Scope of the RFP. The New Recreation and Early Childhood Education Center, Fort Lincoln Park, and Theodore Hagans Cultural Center and Pool Renovation design-to-construction budget is \$16.5 Million, \$2.8 Million, and \$5.2 Million, respectively.
6	What is the revised budget re-allocation for each of the three parts of the project based on the revised budget figure?	Duplicate, refer to Question #5 for response.
7	Is the Add Alternate included in the revised budget or will the cost be above and beyond the base project budget?	The Add Alternate is not included in the budget numbers referenced in Question #5
8	What is the desired extent of ADA accessibility? Should all entries be accessible?	Duplicate, refer to Question #1 for response.
9	Is the need for a new outdoor pool completely contingent upon community feedback?	While not completely contingent upon community feedback, if the community feels strongly about allocating a larger percentage of project funds towards the New Recreation and Early Childhood Education Center, then DGS may revisit the need for a new outdoor pool.
10	Competitive lighting for tennis courts and baseball fields?	Both the tennis courts and baseball fields have lighting.
11	How much public space improvements will be expected to be done?	The scope of public space improvements will be determined during engagement with DDOT. Assume public space improvements typical of a recreation center or school project.
12	Confirm no work is required for the baseball fields?	Refer to B.1 Scope of Work, 2. Exterior Park Amenities a) Re-sod all grass sports fields; however, this may be revisited during design to state, "as-necessary".
13	Wooded area south of the fields is not to be disturbed, confirm?	There is a path through the wooded area that leads to Commodore Joshua Barney Drive NE that may be considered as part of the park circulation improvements; however, DGS does not intend on disturbing existing trees.
14	Is there a need to consider security fencing?	Security fencing shall be considered for the New Recreation and Early Childhood Education and potentially for the Theodore Hagans Cultural Center. Per Page 9, Section B.2.1.1.17, the selected AE firm shall, "Confer with the District of Columbia Protective Services Division ("PSD") to establish security and safety requirements".
15	Is there a copy of any prior environmental assessment studies performed? Are they available?	A copy of the Phase 1 Environmental Site Assessment will be provided to the selected AE firm.
16	Can copies of available record drawings be made public to review and use?	DGS confirmed with DPR that the only available record drawings are for the Theodore Hagans Cultural Center and Fort Lincoln Park restrooms which are included in this Addendum.
17	Will the project be viewed as one permit? Or will it be phased as various permits?	Permitting is contingent on the development and review of a phasing plan. Ideally, the Theodore Hagans Cultural Center remains open during portions or all of construction of the New Recreation and Early Childhood Education Center.

18	SWM design will be based on how the project is permitted and phased?	SWM design will be based on DOEE guidelines for a project of this type.
19	Can Master Plan task be performed using GIS information for areas that are not surveyed? To reduce overall survey fee...please confirm?	GIS information for areas that are not surveyed can be used ONLY for the Master Plan task. Reference B.2.1.1.24.a Development of final master site plan.
20	Do we include the demolition of the two (2) outdoor classroom areas at the Thurgood Marshall site? Or will it be removed by others?	Demolition work at the Thurgood Marshall School is under a separate Design-Build procurement and is excluded from the AE's scope of work.
21	Security lighting may need to be enhanced...confirm?	Confirmed. Security lighting may need to be enhanced. Reference B.2.1.1 Item 18: Conduct a photometric analysis to maximize visibility, safety, and efficiency.
22	What is the budget allowance for the playground equipment improvements?	The budget allowance for the playground equipment improvements will be determined during the project design phase.
23	Please clarify the exact location at the site of the proposed New Engine Company 26.	DGS is requesting that the selected AE firm develop a final master site plan that incorporates both the New Recreation and Early Childhood Education Center and New Engine Company 26 facility at the Thurgood Marshall School site. The exact location has not been determined as it is up to the selected AE firm to submit up to three (3) master site plan submissions to DGS and FEMS for review and final approval.
24	Do you want the main vehicular access of the engine house to be Commodore Joshua Barney Dr or Fort Lincoln Dr?	Duplicate, refer to Question #23 for response.
25	At the pre-proposal meeting, it was referenced a \$40M construction budget, including a demolition fee of the Thurgood Marshall Elementary School. The RFP states a design-to-construction budget of \$16.5 Million, \$2.8 Million, and \$5.2 Million for the New Recreation and Early Childhood Education Center, Fort Lincoln Park, and Theodore Hagans Cultural Center Pool and Pool House Renovation, respectively. Please confirm the construction budget for the New Recreation and Early Childhood Education Center, Fort Lincoln Park, and Theodore Hagans Cultural Center Pool and Pool House Renovation.	The design-to-construction budget is \$16.5 Million, \$2.8 Million, and \$5.2 Million for the New Recreation and Early Childhood Education Center, Fort Lincoln Park, and Theodore Hagans Cultural Center Pool and Pool House Renovations, respectively; however, please note that funds may shift between parcels depending on the community's input.
26	Please confirm that we need to include a fee for the following alternate scopes: 1. Design of a 9,000 square-foot indoor aquatic space, similar to the Barry Farm Aquatic Center 2. Master site planning of the New Engine Company 26	Confirmed. Please include a fee for the two add alternate scopes.
27	Will attachment C (Offeror's Letterhead) be revised to include a fee for the alternate scopes?	Yes. The attachment C is revised is attached
28	Attachment C (Offeror's Letterhead) is missing a line for offerors to provide a fee for Construction Administration. Please confirm if a fee for Construction administration is required in addition to the hourly rates listed in the letter	Yes. The attachment C is revised is attached
29	Could you kindly let me know if there will be a separate bid for Commissioning Services for the Fort Lincoln Park, Theodore Hagans Recreation Center, and the New Recreation and Early Childhood Education Center, or is that going to be handled by the Architectural firm once one is procured for this project?	There will be a separate bid for Commissioning Services using DGS's IDIQ vendor pool at a later date.
30	Can plans to raze the existing <u>Thurgood Marshall ES</u> be suspended for a few months so that the selected A/E Team might evaluate the pros and cons associated with reuse versus complete replacement of the subject building?	DGS and The District are proceeding with the demolition of Thurgood Marshall Elementary School. The selected A/E team will design a New Recreation and Early Childhood Education Center.
31	Are there any specific design guidelines or requirements that need to be taken into consideration and incorporated in the future modernization of the Fort Lincoln Park related to the Fort Circle Park Greenway system?	The design shall comply with all statutes, laws, codes, ordinances, regulations, rules, requirements, orders, and policies of governmental bodies.
32	The executive summary states "...design the new facility and park space to meet the department's programmatic requirements." Two lines down from that it says A/E must "develop a program". What are the programmatic requirements? Has a building program been developed yet?	The building program has been developed to the extent outlined in Section B.1 Scope of Work. The building program and programmatic requirements will be refined once the community survey is complete.

33	A.3 Design Fees and Incentives states that the A/E is to develop a phasing plan. Will this be done with the CMAR participating or is the A/E expected to do this on their own? What phasing issues are we expected to encounter? Does the existing cultural center need to have portions remain open during construction or will it all be closed during construction?	The AE is expected to initiate the phasing plan and work with the CMAR on refining the phasing plan once the CMAR is brought onboard. Ideally, the Theodore Hagens Cultural Center remains open during portions or all of construction of the New Recreation and Early Childhood Education Center.
34	The Procurement Schedule in part A.6 does not appear to match the dates on the cover sheet of the RFP. Please clarify.	Section A.6 is the projected CMAR procurement schedule which is subject to revision.
35	How many "community meetings" are contractually required as part of the each of the following phases... Concept B.2.1.1.4 states "multiple" but doesn't define how many.	The number of community meetings has not been determined at this time; however, for the purpose of the proposal, please assume that the selected AE firm is to attend up to three (3) community meetings per phase.
36	Regarding LEED, please clarify that only the new building and its immediate surroundings will be the subject of the LEED effort. Please clarify that the existing cultural center not to be looked at for LEED.	At minimum, DGS and DPR will be pursuing LEED Silver for the New Recreation and Early Childhood Education Center.
37	B.2.1.1.19.b requires the development of cost estimates for 3 concept designs. Are these estimates in addition to the ones the CMAR will provide? Is the design team to produce their own estimates and reconcile them with the CMAR's at each phase? Same question for estimates required in all the other phases.	The cost estimates outlined in the AE RFP are the responsibility of the selected AE firm. Once onboard, the CMAR will provide additional estimates which will be reviewed in conjunction with the AE's cost estimates.
38	B.2.1.1.24.b.ii&iv requires 3 concepts but only 2 estimates. This conflicts with B.2.1.1.19.b which requires the development of cost estimates for 3 concept designs	Duplicate, refer to Question #4 for response.
39	B.2.2.1.10 requires VE. Will the district hire the VE facilitator and the VE review team or should those costs be included in the A/E fee proposal?	The expectation is that Value Engineering is the responsibility of the selected AE firm.
40	B.2.3.1.7 require the A/E to "coordinate" FF&E. Please clarify what this means. Are we to provide a full biddable furniture package for the project?	Correct, the selected A/E firm shall provide a full biddable furniture package for the project during the Design Development Phase.
41	B.2.3.1.14.a.ix mentions "food service" design but the program listed in B.1.1 doesn't mention a kitchen. Please clarify the scope of any desired kitchen or foodservice spaces so we can successfully engage a foodservice consultant for the design effort.	Section B.1.1.b notes a teaching and demonstration kitchen. On past projects, this has included, but has not been limited to, a refrigerator, range hood and stove, sink, and microwave.
42	Please clearly define the expected duration of construction. Without this information we are unable to provide fees for the CA portion of the work. The schedule in A.5 seems to indicate approximately 18 months. In our experience this project, including the two buildings and the park would be more like 24 months of construction	Per the AE RFP, the project substantial completion date remains June 9, 2022. If this date changes as a result of design or construction, additional CA's may be considered.
43	Assuming the Add/Alternate for the indoor pool facility is not included in the current budget, is there an estimated budget for the add/alternate that could be provided?	There is no estimated budget for the add/alternate at this time. If DGS exercises the Add/Alternate option, the expectation is that the AE firm shall design a cost effective indoor pool facility.
44	Is section D.3.2 Specialized Experience and Technical Competence intended to be section D.3.3 and so forth?	Correct, Section D.3.2 Specialized Experience and Technical Competence and in the type of work required under this RFP - AE and its sub-consultants Key Personnel (30 Points) is intended to be Section D.3.3 and so forth.
45	Is point (ii) under D.3.2 Specialized Experience and Technical Competence intended to be recreation centers instead of school facilities	Given that there is an early childhood education component, point (ii) under Specialized Experience and Technical Competence shall read, "design of recreation centers and/or school facilities in an urban setting;"
46	Is point A under D.3.2 Specialized Experience and Technical Competence intended to say 'three projects where the Offeror served as the architect on a CMAR team' instead of design build team?	Both CMAR and Design-Build teams are acceptable.
47	Section D.3.2 Specialized Experience and Technical Competence and E.4.1.2 both request project team members resumes, which section should they be provided in?	Either section is fine as long as project team member resumes are included in the proposal. Please ensure that resumes highlight all key information outlined in the RFP.

Attachment C

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, D.C. 20009

Attention: George G. Lewis
Associate Director/ Chief Contracting Officer

Reference: Request for Proposals ("RFP") – DCAM-19-AE-RFP-0003
Architectural/Engineering Services –Fort Lincoln Park, Theodore Hagens
Cultural Center, and new recreation and Early Childhood Education Center

Dear Mr. Lewis:

On behalf of [INSERT NAME OF Offeror] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") "RFP" to provide Architectural/Engineering Services for the Fort Lincoln, Theodore Hagan Cultural Center, and new Recreation and Early Childhood Education Center project. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP.

The Offeror's proposal including the Design Fee (as defined in paragraph A), and the Hourly Rates (as defined in paragraph B) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents (collectively, the proposal, the Design Fee and the Hourly Rates are referred to as the "Offeror's Bid").

The Offeror's Bid is as follows:

A. Design Fee:

Design Phase

Preliminary Assessment and Refinement	\$ _____
Concept Design	\$ _____
Schematic Design	\$ _____
Schematic Design Cost Estimating Services	\$ _____
Design Development	\$ _____

Design Development Cost Estimating Services	\$ _____
Permit Set	\$ _____
Construction Documents	\$ _____
Construction Administration	\$ _____
Total Design Fee	\$ _____
Add Alternate 1 - Indoor Pool	\$ _____
Add Alternate 2 - Master Plan for Fire Station	\$ _____
Total Design Fee + Add Alternates	\$ _____

B. Hourly Rates:

Position	Hourly Rate
Design Principal	\$ _____/hour
Project Architect	\$ _____/hour
Project Designer	\$ _____/hour
MEP Engineer	\$ _____/hour
Structural Engineer	\$ _____/hour

The Offeror acknowledges and understands that the Design Fee is a fixed fee and covers all of the Offeror's costs associated with the preparation of (i) a preliminary assessment and refinement (if necessary) of the concept design; (ii) schematic design; (ii) design development documents; (iii) a permit set of construction documents; (iv) a complete, coordinated set of construction documents; and (v) construction administration services.

The Offeror's Bid is based on and subject to the following conditions:

The Offeror agrees to hold its proposal open for a period of at least one hundred twenty (120) days after the date of the bid.

1. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.
2. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid.

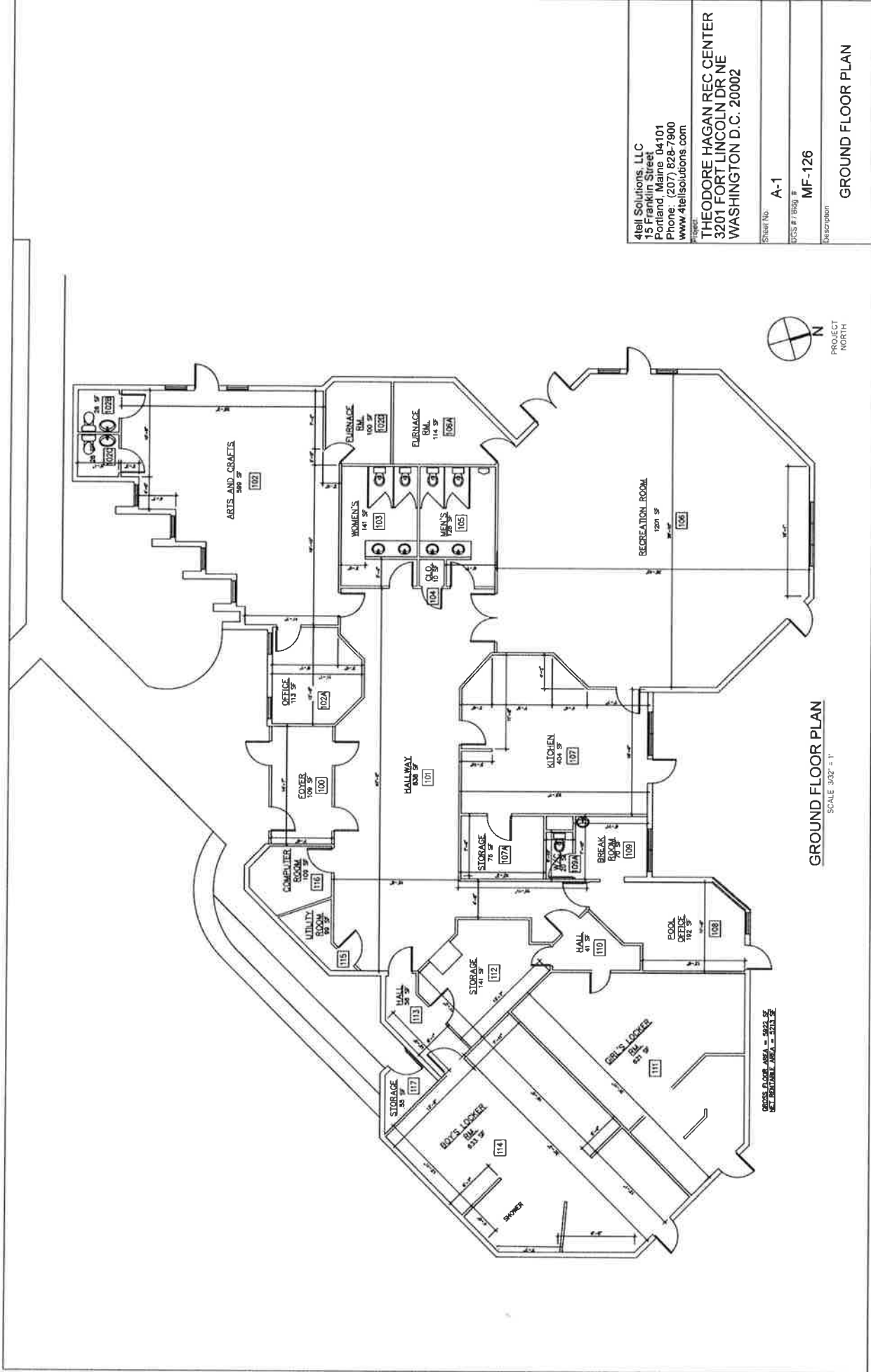
3. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid.
4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law..
5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: **[INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]**
6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or sub-consultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.
7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By:

Name:

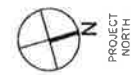
Title:



4tell Solutions, LLC
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 Portland, Maine 04101
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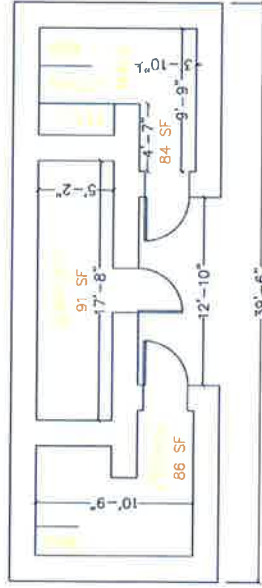
Project:
THEODORE HAGAN REC CENTER
3201 FORT LINCOLN DR NE
WASHINGTON D.C. 20002

Sheet No.	A-1
DCS # / Rev. #	MF-126
Description	GROUND FLOOR PLAN



GROUND FLOOR PLAN
 SCALE 3/32" = 1'

GROSS FLOOR AREA = 5622 SF
 NET AVAILABLE AREA = 5313 SF



GROSS FLOOR AREA = 563 SF
 NET RENTABLE AREA = 261 SF

FLOOR PLAN

SCALE: 1/8" = 1'



LINCOLN RESTROOM
 FACILITY

1 OF 1

A-1

FLOOR PLAN