

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 1**

**To**

**REQUEST FOR PROPOSAL  
NO. DCAM-21-AE-0004  
ARCHITECTURAL/ENGINEERING SERVICES FOR  
4D TOWER DEMOLITION AND  
REBUILD**

**Issued: March 3, 2021**

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This Addendum No. 1 is issued via the DGS website and is effective as of the date shown above. Except as modified herein, the Request for Proposal (RFP) remains unmodified.

**Item #1** The Site visit attendance sheet is attached as **Exhibit A**.

**Item #2** The RFI responses are attached as **Exhibit B**.

**Item #3 Delete-** Under **section A.2 Services to be Performed**

Line item No. 3 Meet with end user to determine additional loads to be added to the emergency generator.

**Item #4** The proposal due date is hereby extended to **March 10, 2021 at 4:00PM**

**Item#5** The Contracting Officer for this RFTOP is hereby changed to:

Pamela Ford Dickerson  
Contracting Officer  
Contracts and Procurement  
Department of General Services  
2000 14th Street, NW 4th Floor  
Washington, DC 20009  
202.576.5596

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**Item #6** Insert the following to **section B Scope of Work:**

**B.2.5** 700 ft. Tower De-Installation and Removal After the completion of the new 500 ft tower, the following tasks will be completed:

- Gather and document all antennas/cables, owners to be moved to the new tower. Identify and document antennas and cables to be art of the demolition.
- Develop a plan, schedule and methodology to move multiple tenant antennas to the new tower the tower. (OUC expects each tenant to bear the cost of moving their antennas to the new tower)
- Develop any operational impacts to the 4<sup>th</sup> District Police Station operations including any street closures required during removal.
- Determine alternative parking location within the facility for MPD Police 4<sup>th</sup> District and provide a high-level specification and cost.

B.2.5.1 Specification for the demolition of the entire tower including cost:

- a. The following are the deliverables:
  - i. List of materials, antennas, cables per (owner/Tenant), to be moved to the new tower
  - ii. Methodology and schedule to move active antennas to the new 500 ft tower
  - iii. Operational impact and coordination requirement detailed requirements for the move and demolition
  - iv. Detailed specification and cost estimate of disposal of the 700 ft tower backed by RFI from potential vendors.

Identify alternative parking location for MPD and provide high level specification and cost estimate

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By: Pamela Ford Dickerson  
Pamela Ford Dickerson  
Contracting Officer

Date: 03/03/2021

- End of Addendum No. 1 -

# Exhibit A

	Bidders	DGS
1	Victor RamageSS	Satish Bagai
	✓ Mission Critical Partners, LLC	
	Cell: 443-462-6103	
	<a href="mailto:VictorRamage@MissionCriticalPartners.com">VictorRamage@MissionCriticalPartners.com</a>	<b>Office of Unified Communications</b>
		Zahid Chohan
2	Spiro P Gianniotis	Nate Washington
	✓ ALPHATEC PC	Awash Zerihun
	Tel (202) 797-5000 x32	Solomon Tadesse
	<a href="http://www.alphatecpc.com">www.alphatecpc.com</a>	Kendrick Myers
3	Joe Sandor	
	✓ Project Manager	
	AMT LLC	
	<a href="mailto:jsandor@amtengineering.com">jsandor@amtengineering.com</a>	
	(202) 975-1817	
4	Gus Newman	
	GordonDC	
	<a href="mailto:gnewman@gordondc.us.com">gnewman@gordondc.us.com</a>	
	202-869-1600	
5	Merrit Drucker	
	✓ Greening Urban LLC	
	202 440 0733	
	<a href="mailto:merrit.drucker@greeningurban.com">merrit.drucker@greeningurban.com</a>	
6	Peter A. Neubauer, P.E.	
	✓ Neubauer Consulting Engineers, P.A.	
	703-217-6276	
	<a href="mailto:peter@neubauerengineers.com">peter@neubauerengineers.com</a>	
7	Philippe Gregory	
	✓ Sr. Project Manager	
	<a href="mailto:pgregory@telcomdc.com">pgregory@telcomdc.com</a>	
	703.424.6673	
8	Jay Carry	
	✓ Project Manager / Radio SME	
	<a href="mailto:jcarry@telcomdc.com">jcarry@telcomdc.com</a>	
	443.591.8972	

✓ TANJA WERNER  
 P A J P M  
 t.werner@islandarchitects.com

# Exhibit B

**Request for Proposal – Architectural / Engineering Services for 4D Tower  
Demolition and Rebuild**

**Solicitation Number: DCAM-21-AE-0004**

Is there a previous geotechnical report available?	Yes. From the current 700 ft tower location
Do we have the original tower and foundation design drawings of the existing 400' tower available?	No
Is there any testing data from previous construction?	No
Who is going to mark the existing utilities?	Construction winner
Who is responsible for boring permit?	Construction winner
Will any community meetings and coordination be required?	yes
Will the construction and staging area be limited to the paved area? Or will the surrounding grassed area be available?	This will be part of the design report
Will we be required to obtain a Special Exception from the Board of Zoning Adjustment in accordance with Sec. C-1313 of the zoning ordinance or is this project exempt given that the property is owned by the District of Columbia? If the project does qualify for an exemption, will someone from DGS or another entity be providing a document indicating the same in order to process the permit through DCRA without issue?	This will be part of the design report
We are assuming that we will have to include the costs for a structural survey of the 400' tower to aid in the demolition plan. Is there any existing information (original tower drawings, original foundation drawings, etc.) regarding the existing 400' tower to be demolished?	No
Assuming no information is available regarding the existing 400' tower foundation, should Option 2 within Attachment A of the RFP (500' tower installed atop existing 400' tower's existing foundations) be removed or would DGS expect awarded A/E team to investigate the existing foundation (nondestructive testing to verify depth, size, type, etc. / perform any geotechnical work required, etc.) to try and determine if it's structurally adequate to support the new 500' tower loading? We expect trying to re-use the	This should be evaluated as part of the design process.

existing 400' tower foundation for the new 500' tower would be quite costly if no existing tower and/or foundation information is available.	
We plan on mapping both of the existing towers (400' and 700') as part of our proposal to ensure all existing appurtenances are accounted for. Is this expected or is it expected that all of this information will be available immediately to the awarded A/E?	There is readily available information that would need to be verified
Is there any existing site plan information available (topography, equipment / shelter locations, tower and foundation locations, etc.)?	There are some plans from a previous project.
From our experience, generally wireless carriers prefer to maintain their elevations (at a minimum) and azimuths when relocating existing appurtenances. Can you confirm the plan is to relocate the existing appurtenances from the 400' and 700' towers to a similar tower leg / face and at a similar elevation on the new 500' tower? Depending on feasibility of this, it will also affect what design loading is recommended to be used for the new 500' tower design loading (as discussed on pre-proposal conference call, the recommended 20% additional design loading in the RFP is subject to change).	The goal is to relocate all active antennas from both towers to the new tower. The design process should determine the limitations, if any
Will we be able to obtain all available site and tower / foundation information prior to proposal submittal to aid in determination of quantity of required site visits, evaluations, mappings, etc.?	We do not have foundation information; we will share general information on the tower. A site visit has been provided.
We plan on bringing a demolition contractor on board our team (Teltronic Towers) to best coordinate and develop a tower demolition plan for each of the existing two (2) towers to be removed. Is this acceptable?	Yes
Is there a preferred vendor for the new 500' tower?	No
Outside of the second page of the RFP, nowhere does it further discuss Phase 3 (removal of 700' tower). Is work associated with the removal of the existing 700' tower to be included in the proposal?	This is incorporated via an addendum
Assuming we need to include the removal of the existing 700' tower, are the demo requirements / deliverables required for the 700' tower the same as the demo requirements / deliverables for the 400' tower?	This is incorporated via an addendum
Is tower orientation shown in Attachment A (Option 1) the preferred or expected tower orientation?	No. The final orientation will be based on the design
We are expecting good bit of effort from the A/E regarding coordination / scheduling with existing	We expect the winning team to specify all the required steps to transition from the old towers to



tenants and their relocation to the new 500' tower as part of our proposal. Is this to be expected or should we assume that all coordination / scheduling with the existing tenants will be performed by DGS / OUC and therefore, no direct A/E coordination required? Can you confirm this process will be the same for any and all equipment at grade that needs removed / relocated?	the new towers. DC will handle the communications with the existing tenants during the design phase
We are anticipating submitting the proposed design antenna loading to OUC for approval prior to finalization of the new 500' tower design. Is this a correct assumption?	Correct
The current conditions have separate generator(s) for the tenants that have opted to install optional back-up power. Will the new design eliminate individual generator(s) and have one (1) generator to serve all tenants (community generator)?	We expect the shelter and equipment to remain in place
Will the requested specification to accompany the design drawings be a drawing spec or a book spec?	Book Spec.
Will kick-off meeting be held on site or via video conference?	Will follow the District Covid guidelines at the time of kickoff
Will each discipline be required to submit a construction cost estimate for their portion of the construction project?	We will expect one complete set details of cost estimates
B.2 Title I Services references design analysis report with recommendations. I assume this refers to civil and structural? Does the electrical require a cost estimate @ conceptual design phase?	Electrical (lightning, grounding, tower lighting) with respect to the new tower as well as the demolition of the old towers. We expect the equipment shelter to remain in place
Will antennas / equipment actually be relocated, or will new antennas / equipment be provided to minimize off air outage time?	This will be a tenant responsibility.
Shall grounding conform to Motorola R56 standards?	Yes
Will the existing shelters generators and HVAC serving the tenants remain in place?	Yes
Will the existing electrical and fiber services to the existing tenants remain in place?	Yes
Will new HVAC equipment be installed for community tenant space? If so, who will supply heat load information for proper AC unit sizing?	There is no plan to upgrade
Is the existing grounding system for existing tenant building tied into tower ground ring?	This should be investigated during the design
Does the existing 400' tower have lead paint?	We don't know
Does the city have an expected schedule for demolition?	This will depend on the design report
Is closing the road behind the police station possible?	This question is open ended. Closing for a temporary period for a crane or truck delivery can be coordinated through DDOT and MPD.

I just wanted to follow up with you on this. I'm still not seeing the attendees list uploaded to the project site. Also, when do you anticipate answers to questions to be posted?	Please addendum
Can DGS provide as-built drawings of the 400-ft tower foundations?	No
subsurface data of the site?	This should be evaluated as part of the design process.
Will the previous feasibility studies performed be provided to the awarded AE?	Yes
Is a complete set of existing as-built drawings available in PDF and CAD?	No There are some plans from a previous project.
If new tower is to be painted, what are the painting requirements?	TBD by the selected vendor
Is contractor responsible to relocate existing antennas from existing 700-foot tower to new 500-foot tower such that the antennas will be operational upon completion of antenna installation?	No. developing the plan for the relocation is part of the design
Does the new 500-foot tower require to be painted?	TBD by the selected vendor
If new tower is to be painted, what are the painting requirements?	TBD by the selected vendor
What are the minimum wind load and ice load requirements?	Per the current TIA code
3.Please confirm project schedule in A.7 Period of Performance. If new Geotech and civil surveys are required, the project schedule may not be achievable.	Allow eight (8) more weeks
Will the District be willing to extend the deadline of the proposal? This particular project is more detailed and requires an in-depth project scope which will take some time following the answers to the questions in order to incorporate.	See response above
Can the Department of General Services please clarify if they are looking for <b>two separate matrices</b> or lists in reference to the project details specified for sections listed below, <b>or if these projects can be combined into one listing:</b> <i>D.3.1 A. List of all projects that the Offeror and its sub-consultants have worked on in the last 5 years that are similar to this Project. For purposes of this paragraph,</i>	Two separate Matrices as long each matrix provides the project details per the requirements of the RFP

<p><i>similar shall mean projects where the Offeror has served as the lead design consultant for a public project or Governmental architectural and engineering design project (include if they were in an urban setting);</i></p> <p>and</p> <p><i>D.3.2 A. List of all projects that the Offeror and the sub-consultants have worked on in the last 5 years hat demonstrate design of these types of towers or similar projects? Offerors should have served as the lead design consultant for a construction project. <b>If two separate matrices are required, what is the difference between the type of projects we are required to show on each?</b></i></p>	
<p>Section D.3.2 Professional qualifications necessary for satisfactory performance of the required A/E services asks for both a matrix or brief list, as well as:</p> <p><i>On each project description, please provide all of the following information in consistent order:</i></p> <ol style="list-style-type: none"> <li><i>1. Project name and location.</i></li> <li><i>2. Name, address, contact person and telephone number for owner reference.</i></li> <li><i>3. Brief project description including project cost, square footage, firm's scope of work, and key firm strengths exhibited.</i></li> <li><i>4. Identification of personnel involved in the selected project who are proposed to work on this Project.</i></li> <li><i>5. Project process and schedule data including construction delivery method, and construction completion date (any unusual events or occurrences that affected schedule should be explained).</i></li> <li><i>6. Renderings or photographs that show the interior and exterior of the project.</i></li> </ol> <p>Can you please clarify if you are looking for a matrix/brief list, <b>or</b> the detailed items of 1-6 for this section?</p>	<p>Detailed items of 1-6</p>
<p>Section D.3.3 Specialized Experience and Technical Competence and in the type of work required under this RFP A/E and its sub-consultants, Key Personnel asks for:</p>	<p>Additional projects can also be included defining the specialized experience and technical competence meeting the requirements of the RFP</p>

<p><i>Detailed descriptions of no more than eight (8) projects</i></p> <p>Can these projects be the same as those already listed in matrices above, or do they need be <b>eight additional</b> projects?</p>	
<p>Section D.3.3 Specialized Experience and Technical Competence and in the type of work required under this RFP A/E and its sub-consultants Key Personnel asks for:</p> <ol style="list-style-type: none"> <li>1. <i>List of Key Personnel to include, at a minimum, the following individuals: the Design Principal; (ii) the Project Architect; (iii) the Project Manager; (iv) the MEP Engineer; (v) and the Structural Engineer.</i></li> <li>2. <i>Organizational chart illustrating reporting lines and names and titles for Key Personnel proposed by the A/E.</i></li> <li>3. <i>Resumes for each Key Personnel proposed by the A/E and sub consultants indicating the individual's previous experience, education, licensing, certifications specialized experience and demonstrated technical competence necessary to successfully complete their role in the Project;</i></li> </ol> <p><i>It is then requested again in Section E.4.1.2 General Team Information and Firm(s) Data C. Can you please</i></p>	<p>Information to be provided in response to the requirements of each section of the RFP</p>
<p>E.2 Delivery or Mailing of Proposals then states in the very next paragraph:</p> <p><i>Delivery or Mailing of RFP Submission Pursuant to the current District of Columbia Government, State of Emergency executive order signed by Mayor Muriel Bowser on March 11, 2020 in response to the current SARS-CoV-2 (COVID-19) Coronavirus-19 Pandemic, all Statement of Qualifications ("SOQs") shall be submitted electronically on the RFPs submission due date, February 26, 2021 at 4:00 p.m. no later than 4:00 P.M. EST sharp, via email to the following individuals.</i></p> <p><b>Can you please clarify if this submittal is electronic or needs to be mailed via hard copy?</b></p>	<p>Email copies are fine.</p>
<p>Does Attachment H Equal Employment Opportunity Employer Information Report</p>	<p>EEO is to be submitted with the proposal</p>

need to be submitted with the proposal, or only if a proposer is awarded the contract?	
Section C.2.1 Mandatory Subcontracting Plan and Requirements outlines a requirement of 35% of contract value in excess of \$250,000 shall be subcontracted to SBEs. <b>Is there a required amount if the contract is less than \$250,000?</b>	No , only if it exceeds the amount
Section D.3.3 Specialized Experience and Technical Competence and in the type of work required under this RFP A/E and its sub-consultants Key Personnel asks for: <i>1. List of Key Personnel to include, at a minimum, the following individuals: the Design Principal; (ii) the Project Architect; (iii) the Project Manager; (iv) the MEP Engineer; (v) and the Structural Engineer.</i> <b>Does the project have to have these individuals, or can we substitute a DC Professional Civil Engineer or Landscape Architect for the Project Architect? We are not sure what scope would be necessary for the Architect.</b>	The requirements in the section must be met
Are Environmental clearances required?	Yes, for Geotech, and associated drilling
Have NEPA/SHPO studies been completed or required in the scope?	NEPA/SHPO have not been completed. Yes, will be required once the design is completed for the new tower, and shall be part of the design report.
Are the specs to deconstruct 700' the same as 400' tower?	The selected vendor needs to provide the specification for the removal of each tower
Does the City desire an Iconic visual tower?	TBD during the design
Can the Incumbent architect of tower be part of project?	Yes
Are underground utility plans available including facility unique elements?	Old plans for a previous project are available. They may not be up to date

Do the tower foundations need to be removed?	Yes. for the 700 ft. tower. The extent of the removal will be determined during the design.
Does the 400' tower and shelter require lead and/or asbestos testing as part of the project?	TBD during the design
Does the 400' tower and shelter require lead and/or asbestos abatement as part of the project?	See response above
Does the consolidated shelter require lead and/or asbestos testing or abatement as part of the project?	See response above
Is a current tower map available for both towers?	Only available for the 700 ft. tower
Are the Microwave antennas active on the 400' tower?	Assume yes
Is the broadcast antenna active on the 400' tower?	Yes
Can the tower be built by right or will it require planning and zoning approval?	TBD during the design
Is time for preparation of applications, provision of expert witnesses, community outreach and testimony at hearings considered as part of the SOW?	Yes
Is Tenant transition planning part of scope?	Yes
Are tenant FCC filings part of the project?	No

<p>Does the DGS require or intend that all regulatory filings must be approved as part of the final project deliverable?</p>	<p>Yes</p>
<p>Does the DGS intend to submit the final bid package prior to receiving all regulatory approvals?</p>	<p>No</p>
<p>Are ratings and use capacity documentation available for Mechanical systems available for the common and secure areas of the consolidated shelter (e.g. HVAC, heaters, and exhaust fans)?</p>	<p>The shelter for the 700ft tower will remain unchanged. The 400ft tower and associated shelter will be removed</p>
<p>Are ratings and use capacity documentation available any UPS and DC supplies available for the common and secure areas of the consolidated shelter?</p>	<p>The shelter for the 700ft tower will remain unchanged. The 400ft tower and associated shelter will be removed</p>