

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 2
To
Request for Proposals
Solicitation Number: DCAM-21-AE-0002
A/E Services for One Judiciary Building Envelopes
Issued: June 29, 2021

This Addendum No. 2 is issued via email and is effective as of the date shown above. Except as modified herein, the Request for task order Proposal (RFTOP) remains unmodified.

Item #1 The RFI responses are attached as **Exhibit A**.

Item #2 The Proposals Due Date has been revised from **June 30, 2021 at 04:00pm**
to **July 12, 2021 at 12:00pm**.

Item#3 The revised Subcontracting Plan is attached as **Exhibit B**.

By: Pamela Ford Dickerson
Pamela Ford Dickerson
Contracting Officer

Date: 06/29/2021

- End of Addendum No. 2 -

Exhibit A

ARCHITECTURAL/ENGINEERING SERVICES FOR ONE JUDICIARY BUILDING (“OJS”) ENVELOPES

Questions	Answers
<p>1. Will there be a teaming list published at any point? We are a DC CBE with niche expertise in the energy modeling of building envelopes and detailed specifications for thermal and moisture control – with a focus on energy savings and decarbonization. We would like to partner with an A/E firm that might be doing the on-site inspections and design drawings. Will this RFP process provide that opportunity to exchange teaming information?</p>	<p>DGS does not have any restriction for any joint venture offer from any bidder, provided they follow the procedures stipulated in DCMR 27</p>
<p>2. General Procedures</p> <ul style="list-style-type: none"> o Are any Record Documents available of the existing structure? o Are any BIM files available of the existing structure? <p>or Is it possible to get access to the mechanical and utility rooms for the building?</p>	<p>This is a sensitive government building. The District will provide copies of available documents only to the successful vendor.</p>
<p>3. Submission Requirements</p> <ul style="list-style-type: none"> o Please confirm our understanding of the quantities + types of volumes required to be submitted: <ul style="list-style-type: none"> <input type="checkbox"/> Original (Volume I + II): 1 digital <input type="checkbox"/> Volume I (Technical): 1 digital <input type="checkbox"/> Volume II (Price): 1 digital 	<p>That’s correct</p>
<p>4. Contract Requirements</p> <ul style="list-style-type: none"> o DSLBD Requirements: Pg. 11 of 34: C.2 Subcontracting Plan, states the following: At least 50% of the contract “shall be subcontracted in accordance with Attachment L.” <p>Please confirm is at least 50% of the dollar volume of the contract is required to be subcontracted.</p> <ul style="list-style-type: none"> o DSLBD Requirements: Pg. 12 of 34: C.2.1.1 Mandatory Subcontracting Plan, states the following: At least 35% of the contract shall be subcontracted to qualified SBE’s. <p>Please confirm if at least 35% of the dollar volume of the contract is required to be subcontracted to SBE if the prime is an SBE.</p>	<p>Please refer to the revised subcontracting plan attached as Exhibit B of this addendum</p>

ARCHITECTURAL/ENGINEERING SERVICES FOR ONE JUDICIARY BUILDING (“OJS”) ENVELOPES

<p>5. Schedule</p> <ul style="list-style-type: none"> o When is the Notice to Proceed (NTP) anticipated to be provided? o The schedule in A.7 of the RFP indicates that Title I services shall be completed within “16 weeks from the NTP. This timeframe appears to exclude DGS review periods at 35% Concept Design + only provides 1-week review periods? Please confirm if the 35% submission will not be reviewed by DGS + whether 1-week review periods are anticipated. o Design Submission Phases in C.a.7.1 does not align with the submissions in the schedule of A.7. Please confirm the requested submissions. 	<ul style="list-style-type: none"> o 50% o Concept Design will be reviewed by DGS by 2 weeks. o But the total Title I service must be completed within 16 weeks of the NTP. Vendor can realign the submission and review by discussing with COTR after the award, but the total performance period will remain unchanged.
<p>6. Scope of Work</p> <ul style="list-style-type: none"> o Please confirm the scale (project area) of the project. o Please confirm the District’s construction budget for the project. o The Leak Investigation Report indicates that “planning for a full replacement in the next 1-2 years”, and the report was published in over 18” months ago. Is replacement of the roof in the base scope of work as recommended in the report, or shall teams provide replacement as an alternate? o The Leak Investigation Report provides a roof replacement budget of \$5.0+ mil. Should teams assume this as the construction budget for the replacement of the roof? o Is the intent to restore paved roof areas with existing paver materials, or are enhancement to SWM capabilities (aka. green roofs) to be a part of the scope of work? o During the site visit, it was confirmed that the existing roof davits have not been maintained annually. OSHA regulations require annual inspections + recertification will be required prior to their use. Should offerors provide this service in the base fee or as an alternate? o In addition to replacing exterior sealants at windows where leaks are occurring, should 	<ul style="list-style-type: none"> o Please consult Section B.2 of the Solicitation document o The construction budget in between \$5 to \$10 million o No full roof replacement is anticipated at this time o The AE can recommend to use existing pavers type or replacement of them only after discussion with COTR. o AE must adhere with all existing Federal and local Regulations o Window sealant replacement work to stop water leaking is the major part of this project and all vendor must submit their cost proposal considering all aspect of work.

ARCHITECTURAL/ENGINEERING SERVICES FOR ONE JUDICIARY BUILDING ("OJS") ENVELOPES

<p>o From our research it appears the following permits / agency reviews will be required. Should offerors include services for these permits in the base fee or as an alternate?</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2017 Green Construction Code review <input type="checkbox"/> DOEE <input type="checkbox"/> DDOT Public Space <input type="checkbox"/> Traffic Control Permit <p>o Please confirm if cost estimates shall be prepared by the A/E team at the 35%, 65% + 95% design submissions.</p> <p>o Please confirm if Community Engagement is required?</p>	<ul style="list-style-type: none"> o The vendor must follow all required process. It is their responsibilities. o Cost Estimate will be required based on the 95% submission o No community engagement is not anticipated for this project
<p>8. Is a structural engineer anticipated to be required for assessment and/or design of roof or other building elements?</p>	<ul style="list-style-type: none"> o Any major design must include structural review
<p>9. Does DGS anticipate the "replacement of all leaking plumbing system at the ceiling of the C1 level" to be taken care of by the GC as maintenance, or will drawings and permit be required?</p>	<ul style="list-style-type: none"> o Yes
<p>10. Are any Mechanical or Electrical systems to be surveyed and/or potentially upgraded?</p>	<ul style="list-style-type: none"> o No
<p>11. Does "upgrade... of the existing building envelope..." also entail redoing roof and wall insulation?</p>	<ul style="list-style-type: none"> o Yes
<p>12. Is the RFP scope of building conditions survey limited to the areas noted in Part C.a. (Responsibility of the AE:) of the RFP, or will the AE team be required to survey existing conditions of the entire interior and exterior of the building? Terms such as "comprehensive survey of the building support system" and "upgrade of the existing infrastructures" seem to indicate the entire interior and exterior.</p>	<p>RFP includes building assessment report, but that does not relieve the AE of any type of responsibilities. The goal of the project to have a good design that improve the aesthetic view and leak abatement; therefore, it is the responsibility of the AE to deliver quality project.</p>
<p>13. Are we correct in assuming destructive investigation should be part of the comprehensive survey? If so, will this need to be performed after</p>	<p>DGS does not see any destructive investigation that will require the testing will be done after hours. If any of the investigation require these</p>

ARCHITECTURAL/ENGINEERING SERVICES FOR ONE JUDICIARY BUILDING ("OJS") ENVELOPES

hours so as to "keep the DC agencies operation uninterrupted"?	criteria, DGS will consider the recommendation of AE.
14. Please clarify if there are any time, credential, or other access restrictions for the AE team when performing the comprehensive survey.	<ul style="list-style-type: none"> ○ The building is open during the normal business hours. However, if the successful vendor requires to access to the building other than the normal hours, they must provide notice to COTR at least 48-hour advance.
15. Are building maintenance reports available for the AE team? Are there any documented HAZMAT issues which can be provided to the AE team?	<ul style="list-style-type: none"> ○ All such reports, if available will be shared with the successful vendor.
16. Two weeks to coordinate and perform a comprehensive survey of the building, particularly if destructive investigation is involved, is tight. Is there potential flexibility in that timeline?	<ul style="list-style-type: none"> ○ DGS does not anticipate any such destructive investigation. However, if it requires and become essential, COTR will consider that additional time slot.
17. Is replacement of the 9th floor terrace green roof to be an in-kind replacement?	<ul style="list-style-type: none"> ○ It remains open and AE will recommend the best media
18. Please clarify "total segregation" of construction phases.	<ul style="list-style-type: none"> ○ The major segregation includes: Roof Improvement; Façade Cleaning/Window Repair; Terrace Work
19. Is existing conditions survey work and construction to be performed after hours so as to "keep the DC agencies operation uninterrupted"?	<ul style="list-style-type: none"> ○ This is not a solicitation for construction work
20. Section 3. Post Design Responsibility: "The AE is responsible for providing information in response to questions concerning the design asked by Contractors during the bidding and construction of the project, at no additional cost to the District." Are we to understand that the AE team is to provide CA RFI services for free?	<ul style="list-style-type: none"> ○ Yes, as Title II services
21. Does the team need to meet 35% CBE requirement even if the prime meets max DSLB points?	<ul style="list-style-type: none"> ○ 50% CBE
23. Is your email misspelled within the RFP?	Ivan.thomas@dc.gov

Exhibit B

SBE SUBCONTRACTING PLAN

INSTRUCTIONS: Any contract for a **government-assisted project (agency contract & private project with District subsidy)** in excess of \$250,000 that is unrelated to the District's response to the COVID-19 emergency but entered into during the COVID-19 emergency, absent a waiver, shall provide that at least 50% of the dollar volume of the contract be subcontract to Small Business Enterprises (SBE); or if insufficient qualified SBEs to Certified Business Enterprises (CBE) provided, that best efforts shall be made to ensure that qualified SBEs are significant participants in the overall subcontracting work. The SBE Subcontracting Plan must list all SBE and CBE subcontractors at every tier. Once the SBE Subcontracting Plan is submitted for agency contracts, options & extensions, it can only be amended with DSLBD's consent.

SUBMISSION OF CBE PLAN:

- ◇ For **agency** solicitations – submit to agency with bid/proposal.
- ◇ For **agency** options & extensions – submit to agency before option or extension exercised.
- ◇ For **private projects** – submit to DSLBD, agency project manager and with each quarterly report. As private projects may not have awarded all contracts at the time the District subsidy is granted, the SBE Subcontracting Plan may be submitted simultaneously with each quarterly report and list all SBE/CBE subcontracts executed by the time of submission.

CREDIT: For each subcontract listed on the SBE Subcontracting Plan, credit will only be given for the portion of the subcontract performed, at every tier, by a SBE/CBE using *its own organization and resources*. **COPIES OF EACH FULLY EXECUTED SUBCONTRACT WITH SBEs AND CBEs (AT EVERY TIER) MUST BE PROVIDED TO RECEIVE CREDIT.**

- (1) For every dollar expended by a beneficiary with a resident-owned business, the beneficiary shall receive a credit for \$1.10 against the CBE minimum expenditure.
- (2) For every dollar expended by a beneficiary with a disadvantaged business enterprise, the beneficiary shall receive a credit for \$1.25 against the CBE minimum expenditure.
- (3) For every dollar expended by a beneficiary that uses a company designated as both a disadvantaged business enterprise and as a resident-owned business, the beneficiary shall receive a maximum credit for \$1.30 against the CBE minimum expenditure.

EXEMPTION: If the **Beneficiary (Prime Contractor or Developer)** is a CBE and will perform the ENTIRE **government-assisted project** with *its own organization and resources* and will NOT subcontract any portion of the services and goods, then the CBE is not required to subcontract 50% to SBEs.

BENEFICIARY (✓ which applies <input type="checkbox"/> Prime Contractor or <input type="checkbox"/> Developer) INFORMATION:		
Company: _____	Contact #: _____	Email address: _____
Street Address: _____	City/ State/ Zip Code: _____	
<p>✓ all that applies, Company is:</p> <p><input type="checkbox"/> a SBE <input type="checkbox"/> a CBE CBE Certification Number: _____</p> <p><input type="checkbox"/> WILL perform the ENTIRE agency contract or private project with its own organization and resources</p> <p><input type="checkbox"/> WILL subcontract a portion of the agency contract or private project</p>		
Company's point of contact for agency contract or private project:		
Point of Contact: _____	Title: _____	
Contact #: _____	Email address: _____	
Street Address: _____		

GOVERNMENT-ASSISTED PROJECT (which applies Agency Contractor or Private Project) **INFORMATION:**

AGENCY SOLICITATION	PRIVATE PROJECT
Solicitation Number: _____ Solicitation Due Date: _____ Agency: _____ Total Dollar Amount of Contract: \$ _____ <i>*Design-Build must include total contract amount for both design and build phase of project.</i> 50% of Total Dollar Amount of Contract: \$ _____ Total Amount of all CBE subcontracts: \$ _____ <i>(include every lower tier)</i>	District Subsidy: _____ Agency Providing Subsidy: _____ Amount of District Subsidy: _____ Date District Subsidy Provided: _____ Project Name: _____ Project Address: _____ Total Development Project Budget: _____ <i>(include pre-construction and construction costs)</i> 50% of the Total Development Project Budget: \$ _____ Total Amount of All SBE/CBE subcontracts: \$ _____

SBE/CBE SUBCONTRACTORS (FOR EACH TIER):

SBE/CBE CONTRACTOR/ SUBCONTRACTOR INFORMATION: *(For design-build projects, the SBE Subcontracting Plan is not required to be submitted for preconstruction services; however, a full SBE Subcontracting Plan (50% of the contract amount **including total design and build costs**) is required to be submitted before entering into a guaran*
The OLG shall only issue an operator license or management services provider license if the applicant in conjunction with its application for license, submits to DSLBD for approval, a CBE Plan that demonstrates that at least 35% of the applicant's operating budget will be contracted with one or more CBEs.)

CBE Company Name	Address	Contractor/ Subcontractor Tier (1 st , 2 nd , 3 rd ...)	Description of contract/subcontract scope of work to be performed that shall be for a commercially useful function related to sports wagering.
_____	_____	_____	_____

Period of Contract/Subcontract: _____ Price to be paid to the SBE/CBE Contractor/Subcontractor: \$ _____ <input checked="" type="checkbox"/> all that applies: <input type="checkbox"/> a SBE <input type="checkbox"/> a CBE Current CBE Certification Number: _____ <input type="checkbox"/> a SBE/CBE will perform the ENTIRE contract/ subcontract with its own organization and resources <input type="checkbox"/> a SBE/CBE will subcontract a portion of the contract/ subcontract (MUST LIST EACH LOWER TIER SBE/CBE SUBCONTRACTS)a SBE/ CBE will subcontract a portion of the contract/ subcontract (MUST LIST EACH LOWER TIER SBE/CBE SUBCONTRACTS)	SBE/CBE Point of Contact Name: _____ Title: _____ Telephone Number: _____ Email Address: _____
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SBE/CBE CONTRACTOR/ SUBCONTRACTOR INFORMATION: (For design-build projects, the SBE Subcontracting Plan is not required to be submitted for preconstruction services; however, a full SBE Subcontracting Plan (50% of the contract amount **including total design and build costs**) is required to be submitted before entering into a guaran
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Period of Contract/Subcontract: _____ Price to be paid to the SBE/CBE Contractor/Subcontractor: \$ _____ <input checked="" type="checkbox"/> all that applies: <input type="checkbox"/> a SBE <input type="checkbox"/> a CBE Current CBE Certification Number: _____ <input type="checkbox"/> a SBE/CBE will perform the ENTIRE contract/ subcontract with its own organization and resources <input type="checkbox"/> a SBE/CBE will subcontract a portion of the contract/ subcontract (MUST LIST EACH LOWER TIER SBE/CBE SUBCONTRACTS)a SBE/ CBE will subcontract a portion of the contract/ subcontract (MUST LIST EACH LOWER TIER SBE/CBE SUBCONTRACTS)	SBE/CBE Point of Contact Name: _____ Title: _____ Telephone Number: _____ Email Address: _____
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CBE Company Name	Address	Contractor/ Subcontractor Tier (1 st , 2 nd , 3 rd ...)	Description of contract/subcontract scope of work to be performed that shall be for a commercially useful function related to sports wagering.
_____	_____	_____	_____

Period of Contract/Subcontract: _____ Price to be paid to the SBE/CBE Contractor/Subcontractor: \$ _____ <input checked="" type="checkbox"/> all that applies: <input type="checkbox"/> a SBE <input type="checkbox"/> a CBE Current CBE Certification Number: _____ <input type="checkbox"/> a SBE/CBE will perform the ENTIRE contract/ subcontract with its own organization and resources <input type="checkbox"/> a SBE/CBE will subcontract a portion of the contract/ subcontract (MUST LIST EACH LOWER TIER SBE/CBE SUBCONTRACTS)a SBE/ CBE will subcontract a portion of the contract/ subcontract (MUST LIST EACH LOWER TIER SBE/CBE SUBCONTRACTS)	SBE/CBE Point of Contact Name: _____ Title: _____ Telephone Number: _____ Email Address: _____
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I [Name], [Title] of [Applicant/ Licensee Company Name] swear or affirm the above is true and accurate.

 (Signature)

 (Date)

Complete additional copies as needed.

AGENCY CONTRACTING OFFICER'S USE ONLY **OR** AGENCY PROJECT MANAGER'S USE ONLY
 (✓ which applies. Only one option should be selected.)

AGENCY CONTRACT AWARD	PRIVATE PROJECT SUBSIDY AWARD
Agency: _____ Prime Contractor: _____ Contract Number: _____ Date SBE Subcontracting Plan Accepted: _____ Date agency contract signed: _____ Anticipated Start Date of Contract: _____ Anticipated End Date of Contract: _____ Total Dollar Amount of Contract: \$ _____ <i>*Design-Build must include total contract amount for both design and build phase of the project.</i> 35% of the Total Contract Amount: \$ _____ Total Amount of All SBE/CBE Subcontracts: \$ _____ <i>(include every tier)</i> (✓ if applies) <input type="checkbox"/> Base Period Contract – Option/Extension Period: _____ <input type="checkbox"/> Multi-year Contract First Year (Period) of Contract: _____ Current Year (Period) of Contract: _____ <input type="checkbox"/> Design-Build – Date of Guaranteed Contract: _____ <input type="checkbox"/> Check if prime contractor is a CBE and will perform the ENTIRE government-assisted project (agency contract) with its own organization and resources and NOT subcontract any portion of the services or goods.	Agency Providing Subsidy: _____ District Subsidy: _____ Developer: _____ Amount of District Subsidy: _____ Date District Subsidy Provided/ contract signed: _____ Anticipated Start Date of Project: _____ Anticipated End Date of Project: _____ Project Name: _____ Project Address: _____ Total Development Project Budget: \$ _____ <i>(include pre-construction and construction costs)</i> 35% of the Total Development Project Budget: \$ _____ Total Amount of All SBE/CBE Subcontracts: \$ _____ <i>(include every lower tier)</i> <input type="checkbox"/> Check if developer is a CBE and will perform the ENTIRE government-assisted project (private project) with its own organization and resources and NOT subcontract any portion of services or goods.

AGENCY CONTRACTING OFFICER'S AFFIRMATION OR AGENCY PROJECT MANAGER'S AFFIRMATION
 (✓ which applies)

The below Agency Contracting Officer or Agency Project Manager affirms the following (✓ to affirm):

- If the Beneficiary is a CBE, DSLBD was contacted to confirm Beneficiary's CBE certification;
- The fully executed Contract (Base or Option or Extension or Multi-Year) or subsidy document, between the Beneficiary and Agency, was emailed to DSLBD at Compliance.Enforcement@dc.gov within five (5) days of signing;
- FOR AGENCY CONTRACT** the SBE Subcontracting Plan, submitted by Beneficiary, was emailed to DSLBD at Compliance.Enforcement@dc.gov within five (5) days of signing the contract between the Beneficiary and Agency.

 Name of Agency Contracting Officer or Agency Project Manager

 Title of Agency Contracting Officer or Agency Project Manager

 Signature

 Date