

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 2

To

Request for Proposals (“RFP”) No. DCAM-23-CS-RFP-0029

**Design-Building Services for Upshur Recreation Center
Modernization**

Issued: November 8, 2023

This Addendum No.2 is issued on November 8, 2023. Except as modified hereby, the RFP remains unmodified.

- Item #1:** The Answers and Questions Spread Sheet is hereby attached as **Exhibit A**.
- Item #2:** Attachment L of the RFP (Past Performance Evaluation Form) is revised and hereby attached as **Exhibit B**.
- Item #3:** The overall budget allocated for this RFP is hereby revised to **\$17,500,000.00**. with no changes in the scope items.
- Item #4:** The Proposal due date is hereby extended from Nov 15, 2023, 2 P.M. to November 22, 2023, 2 P.M.
- Item #5:** The As-Build Drawings of the Upshur Recreation Center is incorporated to the RFP and can be accessed here: [Drawings](#)

BY: Obi Ranjbar
Obaidullah Ranjbar
DGS Contracting Officer

Date: 11/08/2023

- End of Addendum No.2 -

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Exhibit A
Answers and Questions Spread Sheet

See the following page

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Exhibit A
Questions & Answers Spreadsheet

No.	Question	DGS Response
1	Are there any parts of the site that we should assume will not be substantially reconfigured?	It is the responsibility of the Design-Builder to determine the level of modifications required to meet the requirements of this RFP.
2	There are parts of the site that may need to be repaired due to deferred maintenance. Are these items part of the scope of this project?	The Design-Builder is responsible for the design and construction of improvements that meet the scope of work.
3	Does the total of the Preconstruction Fee, the Design-Build Fee (both Base and At-Risk), and the Lump Sum General Conditions Cost equal \$19m?	The overall allocated budget of \$19,000,000.00 has been reduced to \$17,500,000.00 and represents the “full services of design, construction, public art, Inspections, Furniture, Fixtures, and Equipment (“FF&E”), and six (6) months maintenance costs” per Section 1.3 of the RFP.
4	If the total compensation to the design-builder is \$19,000,000, then the Base Design-Build Fee is $19,000,000 \times .6 = \$11,400,000$. 15% of that amount is allocated to Pre-Construction Services, leaving \$9,690,000. Given that the remaining 40% of the Design-Build Fee (\$7.6m) is “at risk,” does that mean, essentially, that the design-builder can only be certain that \$9,690,000 will be available to construct the entire project and pay all the consultants? Please tell us whether or not this calculation is correct and, if not, what the correct calculation is.	<p>The total compensation to the Design-Builder is not \$17,500,000. The offeror is responsible for submitting the costs for the Design Fee, General Conditions and Design-Build Fee. The Design-Builder is responsible for submitting a budget that meets the requirements of the scope of work, including meeting the Project Budget outlined in Section 1.3 of the RFP.</p> <p>The Design-Builder is responsible for submitting a Design Fee, General Conditions and Design-Build Fee that it believes allows it to implement the project. DGS is unable to offer guidance on what level of fees are appropriate.</p>
5	Half of the At-Risk Portion (\$3.8m) is related to the project schedule and cost. Those are hard, fixed dates/amounts that do not take into consideration actions of DPR, DGS, DOB, DCRA, or force majeure. Does this mean that the Design-Builder will not know whether or not they will receive these funds until the	The Design-Builder is responsible for building permitting requirements, including timelines, into its schedule and is fully responsible for all entitlements. The Design-Builder is responsible for developing an entitlements strategy that meets the RFP’s

	completion of the project?	requirements. DGS will evaluate the At-Risk portions and whether the Design-Builder is entitled to these portions of their Design-Build Fee at the completion of the project.
6	Please provide as-built drawings for the existing splash pad and pump facility	DGS does not have as-built drawings for
7	It was discussed during the site walk that the community has had some feedback on the program. Please provide any input that has been given by the community thus far.	Any feedback from the community will be provided to the successful offeror.
8	There was a request to salvage and reuse the security cameras provided within the last few years at the site. Please provide the camera specifications	Any decisions about the salvaging or re-use of equipment will be made during the Design Phase of the Project.
9	Please confirm that solar panel design, purchase, installation, and maintenance are not part of this RFP.	Installation of solar panels will be done via a Power Purchase Agreement and is not part of this RFP. The Design-Builder shall coordinate the design of the project to ensure that the roof and any other locations of the building are solar ready, including, but not limited to, conduits and power upgrades.
10	Please confirm if DPR intends to use any portion of the site during construction activities or if phasing will be required to allow for portions of the site to remain open for the community.	The site will be closed during construction.
11	It was mentioned during the site walk that the playground is in good shape and would like to be maintained, but there is desire to remove the woodchips and install rubber play surface. Please confirm this is the desired scope.	The Design-Builder shall investigate the re-use of equipment and the change of any of the play surfacing.
12	Please confirm regulation standards, if any, for the play courts and fields.	The standards and sizing for any new surfacing and courts/fields will be determined during design.
13	Please provide a list of any loose site materials requiring salvage	See Question 8.
14	Will the project include pool reconfiguration and/or upgrades to the pool equipment that would require an aquatics consultant?	The Design-Builder shall expect to modify an upgrade the pool and pool equipment. The Design-Builder is responsible for determining if a an aquatics consultant is needed.
15	Will the recreation center kitchen program require a kitchen consultant?	The Design-Builder is responsible for understanding the project's requirements and including the appropriate staff and/or consultants as part of their team.
16	Has any community engagement been undertaken for the project? If yes, can feedback or notes from the	See Question 7.

	community engagement be shared?	
17	The RPF calls for 2 stakeholder charrettes and at least 1 community meeting. Given the tight schedule, is there enough time allotted for the proper notification to the public for these meetings?	The Design-Builder shall propose a schedule that incorporates community meetings and feedback.
18	Can as-built drawings of Upshur Recreation Center and the park be provided?	Please see included link in the Addendum.
19	Will utility upgrades be required as part of the project?	The Design-Builder is responsible for determining the utility needs of the new recreation center as part of its design.
20	Does the project require WELL certification, or design to WELL standards without formal certification?	WELL certification is not a project requirement.
21	Is a health suite included in the recreation center program?	A health suite is not part of the project's requirements.
22	Confirm the number of anticipated community meetings	DGS expects that several community meetings will be required during this project, and representatives from the Design-Builder are responsible for attending these meetings.
23	Confirm anticipated outdoor lighting requirements	The final lighting requirements will be determined during the Design Phase.
24	Confirm existing pool is to remain, pool equipment will be evaluated.	The Design-Builder shall expect to make modifications to the pool and pool equipment. This will require an evaluation of the current conditions.
25	Confirm if the picnic structure and playground is to remain	This will be determined during the Design Phase.
26	Confirm if NEPA review is required	The Design-Builder is responsible for making a determination on what permits and/or approvals are required for the project to proceed.
27	Is kitchen required to be a full commercial kitchen or a warming kitchen	It is the intent that the kitchen be a warming kitchen, with the following amenities and equipment: <ul style="list-style-type: none"> • residential level warming oven • commercial fridge for feeding program • regular fridge for staff • microwave • sink • dishwasher Basis of design is the recently completed kitchen at Arboretum Rec Center
28	Is there an approximate SF for the community building or size of community room.	The Design-Builder's design shall be one that meets the requirements of this RFP, including the project budget.

29	The Past Performance Evaluation Form says Fort Davis, please revise	Attachment L (Past Performance Evaluation Form) is revised and Attached to the Addendum.
30	Section 1.6 states that NTP/Design Start is on January 12, 2023. Please clarify.	NTP should be January 12, 2024.
31	Is the toddler pool going to be replaced or retained in this project?	This will be determined during the Design Phase.
32	Can DGS/DPR provide a program of spaces?	The project requirements are included in this RFP.
33	Is it acceptable to keep 2 rec center and pool house as separate buildings or is a single consolidated building desired?	This will be determined during the Design Phase.
34	Does CGS/DPR want to add a beach entry to the pool?	This will be determined during the Design Phase.
35	Can DGS/DPR provide as built drawings for the pool house and or rec center?	As-built drawings are attached.
36	Can DGS/DPR provide notes from previous community meetings on this site?	See Question 7.

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Exhibit B
Attachment L (Past Performance Evaluation Form)

See following page

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Solicitation Number: DCAM-23-CS-RFP-0029

**DESIGN-BUILD SERVICES
FOR
UPSHUR RECREATION CENTER MODERNIZATION**

Offeror Name: _____

Performance Element	Excellent*	Good	Acceptable	Poor	Unacceptable**
Quality of Services/ Work					
Timeliness of Performance					
Cost Control					
Business Relations					
Customer Satisfaction					

1. Name of Evaluating Organization: _____
2. Name & Title of Evaluator: _____
3. Telephone Number of Evaluator: _____
4. E-mail address of Evaluator: _____
5. Signature of Evaluator: _____ Date: _____
6. Describe type of service received: _____
7. Contract Number _____ Contract Amount _____
8. Contract Period of Performance _____

*Remarks on Excellent Performance: Provide data supporting this observation.
(Continue on separate sheet if needed)

** Remarks on Unacceptable Performance: Provide data supporting this observation.
(Continue on separate sheet if needed)

Please submit completed evaluation to ajmal.solamal@dc.gov

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RATING GUIDELINES

Summarize Contractor performance in each of the rating areas. Assign each area a rating of 0 (Unacceptable), 1 (Poor), 2 (Acceptable), 3 (Good), 4(Excellent), or ++ (Plus). Use the following instructions as guidance in making these evaluations.

	Quality Product/Service	Cost Control	Timeless of Performance	Business Relations
	<ul style="list-style-type: none"> -Compliance with contract requirements -Accuracy of reports -Appropriateness of personnel -Technical excellence 	<ul style="list-style-type: none"> -Within budget (over/under target costs) -Current, accurate, and complete billings -Relationship of negated costs to actual -Cost efficiencies -Change order issue 	<ul style="list-style-type: none"> -Meet Interim milestones -Reliable -Responsive to technical directions -Completed on time, including wrap-up and contract administration -No liquidated damages assessed 	<ul style="list-style-type: none"> -Effective management -Businesslike correspondence -Responsive to contract requirements -Prompt notification of contract problems -Reasonable/cooperative -Flexible -Pro-active -effective contractor recommended solutions -Effective snail/small disadvantaged business Subcontracting program
0. Zero	Nonconformances are comprises the achievement of contract requirements, despite use of Agency resources	Cost issues are comprising performance of contract requirements.	Delays are comprising the achievement of contract requirements, Despite use of Agency resources.	Response to inquiries, technical/ service/administrative issues is not effective and responsive.
1, Unacceptable	Nonconformances require major Agency resources to ensure achievement of contract requirements.	Cost issues require major Agency resources to ensure achievement of contract requirements.	Delays require major Agency resources to ensure achievement of contract requirements.	response to inquiries, technical/ service/administrative issues is marginally effective and responsive.
2. Poor	Nonconformance require minor Agency resources to ensure achievement of contract requirements.	Costs issues require minor Agency resources to ensure achievement of contract requirements.	Delays require minor Agency resources to ensure achievement of contract requirements.	Responses to inquiries, technical/ service/administrative issues is somewhat effective and responsive.
3. Acceptable	Nonconformances do not impact achievement of contract requirements.	Cost issues do not impact achievement of contract requirements.	Delays do not impact achievement of contract requirements.	Responses to inquires, technical/ service/administrative issues is usually effective and responsive.
4. Good	There are no quality problems.	There are no cost issues.	There are not delays.	Responses to inquiries, technical/ service/administrative issues is effective and responsive,
5. Excellent	The contractor has demonstrated an exceptional performance level in some or all of the above categories.			