

**GOVERNMENT OF THE DISTRICT OF
COLUMBIA DEPARTMENT OF GENERAL SERVICES**



Addendum No. 3

**To
REQUEST FOR PROPOSALS NO. DCAM-19-AE-RFP-0064
ARCHITECTURAL/ENGINEERING SERVICES FOR
THERAPEUTIC RECREATION CENTER MODERNIZATION**

Issued: July 16, 2019

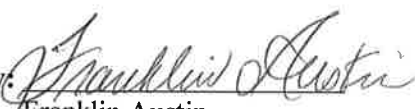
This Addendum No. 3 is issued and hereby published on the DGS website on **July 16, 2019**. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1: The proposal due date is hereby extend to July 24, 2018 at 2:00 pm.

Item #2: Questions and Answer Response:

Questions	Answers
Is DGS looking for outside funding or grants to achieve Platinum? Are there any other sustainable initiatives or benchmarks that need to be incorporated for achieving Platinum?	At this time, DGS has not pursued any funding from outside grants to achieve LEED Platinum but it is not out of the question. At this time, there are no other sustainable initiatives or benchmarks that need to be incorporated.
The program specifies a kitchen and dining area. Is the size and/or use of this program enough to merit including a food service consultant on our team?	A food service consultant is not required but may be helpful in developing the food service components of the program.
Are there additional funds scheduled for future years?	Not at this time.
Will there be construction phases for the project? If so, which areas will be phased to be built?	A phasing plan for the project is to be developed by the selected AE team as stated in the RFP. There will likely be some level of phasing to maintain current programming that is still to be determined.
Aside from ADA accessibility and design elements needed for a therapeutic center, are there other design requirements we should be aware of?	Not at this time.

<p>The RFP indicates a design-to construction budget of either \$25.9 million or \$29.5 million. At March Madness, indications were for a \$38 million development budget. It was indicated in the pre-proposal meeting and site walkthrough that the total development budget would be \$32 million and construction hard cost would be \$26 million. Please provide both development and design-to construction hard cost budgets.</p>	<p>\$25.9M Hard Cost budget (70% of total project budget)</p>
<p>Site Boundaries (South) - Is Square 5466 (the rectangular site at entry to south) intended to be a portion of the development?</p>	<p>The building currently occupies parts of Square 5466. The selected AE will work with DGS in coordination with the National Park Service to determine the most appropriate and allowable configuration for a new building layout, should that be the selected project design approach.</p>
<p>Site Boundaries (North) - Is the existing fence-line intended to be the northern boundary of the site development?</p>	<p>Yes.</p>
<p>"Offeror" A/E Firm - Is the "Offeror" considered to be the prime A/E firm entity, or the combination of "Key Personnel" (Design Principal, Project Architect, Project Designer, MEP Engineers, Structural Engineer, Aquatics Consultant) as stated in Section B.8.</p>	<p>Yes.</p>
<p>Item A. on page 29 of the RFP references a requirement for three example projects where the Offeror served as the architect on a design-build team? Given that this project will be constructed utilizing the CMAR method, is design-build experience necessary for this project? Alternatively, can we show examples where we served as architect for CMAR projects (and the CMAR contact for item A.3.)?</p>	<p>Examples of CMAR and Design Build projects are allowable and preferred.</p>
<p>By phase, how many community meetings and workshops are expected in the Program Verification & Concept Design, Schematic Design, Design Development, and Permit Set phases?</p>	<p>Per the RFP, the AE team will be required to attend and facilitate meetings as necessary to develop and progress the program and design documents. The precise number of community meetings and/or workshops required for this project is unknown at this time. The AE RFP outlines several requirements and expectations by phase regarding AE participation in meetings.</p>

By: 
 Franklin Austin
 Contracting Officer

Date: 7/16/18