

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 4

To

**REQUEST FOR PROPOSAL NO. DCAM-23-CS-RFP-0006
DESIGN-BUILD SERVICES FOR
LECKIE EDUCATION CAMPUS MODERNIZATION**

Issued: May 19, 2023

This Addendum No. 4 is issued and hereby published on the DGS website and is effective as of the date shown above. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item No. 1: **Attachment B** (Link to the Existing Drawings) of the RFP is hereby revised and attached herein as (**Exhibit 1**)

Item No. 2: Additional questions and answers about the RFP are hereby attached as (**Exhibit 2**).

Item No. 3: The proposal due date is hereby extended to **June 7, 2023, at 2:00 P.M.**

By: Peter Lyonga Ghogomu
Peter Ghogomu
Contracting Officer

Date: 5/19/2023

- End of Addendum No. 4 -

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Exhibit 1

Link to the Full As-Built Drawings

[LINK TO THE AS-BUILT DRAWINGS WILL APPEAR ON THE FOLLOWING PAGE]

DCAM-23-CS-RFP-0006
Design Build Services
For
Leckie Education Campus Modernization

LINK TO THE FULL AS-BUILT DRAWINGS

[Leckie As Built Set Drawings](#)

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Exhibit 2
Additional Questions and Answers Sheet
[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

QUESTIONS & ANSWERS

DCAM-23-CS-RFP-0006

Leckie Education Campus Modernization

No.	Questions	Answers
1	RFP mention providing "no more than five (5) projects that best illustrate the team's experience" Does the Prime Contractor and the Architect have to provide 5 projects for each team, or it will be a total of 5 projects by the Design-Builder team?	Refer to Section 5.4.3 Past Performance, Relevant Experience & Capabilities of the RFP. The proposal should contain no more than five (5) projects in total; not five (5) from the general contractor and five (5) from the architect/engineer.
2	Based on zoning review requirements. Is variance required? Subdivision may be required. Should the DB team add an allowance for zoning attorneys and resources to procure these services?	The Design-Builder is responsible for implementing the entitlement process, including having sufficient resources available to complete that process. Any such costs shall be included in the Design Fee.
3	There are two different pieces of information about the Trailer. Does it mean that Trailer could be relocated during Summertime? RFP DCAM-23-CS-RFP-0006 Leckie EC Moderniaztion1.1 Project Overview and Background: "Throughout design and construction the school will remain occupied during the school year and the existing trailer complex cannot be taken offline during the school year, but the existing trailers shall be removed as part of this Project" Attachment A - B2-DCAM-23-CS-RFP-0006 Leckie EC Modernization CONCEPT DESIGN DELIVERABLES: "Trailer removal and swing space coordination strategy"	The trailers cannot be removed until the addition has received a Certificate of Occupancy issued by the Department of Buildings. It is not possible for students and staff to be relocated during the school year. Student and staff relocation can only be accomplished during summer or winter break. The Design-Builder is responsible for presenting a plan on how safe paths of travel from the school to the trailers will be maintained during construction, and how the trailers will be safely removed.
4	In the Scope of this Project, are any necessary changes in the existing Building such as replanning for future connections, Lobby improvement for ADA compliance?	Refer to Section 1.12 RFP Documents and Part 2 Project Requirements of the RFP.
5	The main entrance does not comply with ADA requirements. Does the Project consider Landscape upgrades?	Refer to the response to question No.4
6	The program has a request for Dining Room with Serving Area. Does it mean that the existing Kitchen and Loading Area will be used as it exists?	The areas indicated under Student Dining in Attachment A2 are separate dining areas designated for middle school students to replace the current setup in the trailers.

7	Is the Roof of the Main Building and Multi-purpose Room replaced?	Refer to the response to question No.4
8	MEP-Existing drawings of the 4-story building that are provided do not show the mechanical or plumbing drawings. Can these be provided?	Refer to Item No.1 of this addendum.
9	MEP-Can we get DGS to confirm that the kitchen is just a warming kitchen?	A new kitchen is not a part of the scope of work.
10	<p>STRUCTURAL-we are going to assume the following with respect to the existing building: “Work associated with the existing building will be limited to locations where the new addition will abut the existing construction, including new façade openings for egress/connection path New roof-mounted mechanical and green roofing may also be required. “ Is this the correct assumption?</p>	<p>The Design-Builder is responsible for the design and construction of the addition and all work required to connect the addition to the existing building. This includes Department of Energy and Environment stormwater requirements. A green roof may be required to address stormwater requirements and the Design-Builder is responsible for making this determination as well as the design and construction.</p>
11	Will there be a need for lockers and if so, how many, and what height (half or full-size lockers)?	Refer to the response to question No.4