

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 4

To

**REQUEST FOR PROPOSAL NO. DCAM-24-CS-RFP-0013
DESIGN-BUILD SERVICES FOR
EMERY ELEMENTARY SCHOOL HVAC UPGRADES**

Issued: February 28, 2024

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:** The attendance sheet from the follow-up site visit held at Emery Elementary School located at 1720 First Street NE, Washington, DC 20002 on **February 23, 2024**, is hereby attached as **Exhibit A**.
- Item No. 2:** The questions and answers about the RFP are hereby attached as **Exhibit B**.

By: Suzi Tabot
Suzi Tabot
Contract Specialist

Date: 2/28/2024

- End of Addendum No. 4 -

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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EXHIBIT A

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



EMERY ELEMENTARY SCHOOL HVAC UPGRADES

1720 First Street NE, Washington, DC 20002

February 23, 2024, at 1:00 PM

Site Visit

Sign-In Sheet

Name	Company	Email Address
Brian Butler	Atmos	bbutler@atmosolutionsinc.com
DJ Gramer	" "	dgramer@aciindustries.com
Anthony Fernando	Atmos	afernando@atmosolutionsinc.com
Brian Melemore	Paige	melemoreb@paigeinc.com
Raed Kolaghassi	Kadcon	rkolaghassi@kadcon.com
Perry Hugce	Hugce Corporation	phugce@hugcecorporation.com
Vik Singh	Protec Construction Inc	Vik@protec-build
Brooke Bishop	Build Better Group	bbishop@buildbettergroup.com
Kevin B Knighton	NAC	Kevin.Knighton@NACgroup.com

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



EXHIBIT B

Questions and Answers Sheet

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

EXHIBIT B
QUESTIONS & ANSWERS
REQUEST FOR PROPOSAL No. DCAM-24-CS-RFP-0013
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No.	Questions	Answers
1.	Clarification on Design Standards: How does the Department define "high-performance" in the context of HVAC systems? Is there a specific performance metric or standard that must be met?	DGS is seeking a design-build team that will maximize the energy performance of the new systems installed under this RFP.
2.	Net-Zero Carbon Emissions Compliance: Can the Department provide more specifics on the strategies or technologies preferred to achieve net-zero carbon emissions, especially in the absence of fossil fuels?	Per the RFP, "The systems designed under this Project should be designed to be converted to ground-source systems in the future."
3.	LEED BD+C Compliance: Are there particular LEED BD+C: Schools v4 credits (e.g., specific to Energy & Atmosphere, Indoor Environmental Quality) that the project should prioritize to achieve the desired certification level?	Per the RFP, systems design shall comply with USGBC LEED BD+C: Schools v4, Energy & Atmosphere, and Indoor Environmental Quality goals for energy, acoustics, and IAQ. However, DGS does not anticipate that LEED certification will be required for this project.
4.	As-built Documentation and BIM Requirements: What level of detail and format is required for as-built documentation, and how should BIM be utilized to support facility lifecycle management?	Refer to Attachment U (DGS Project Turnover Manual) of the RFP for the as-built documentation requirements. Refer to Attachment V (National Building Information Modeling) of the RFP for the BIM guide.
5.	BAS System Integration: Are there specific requirements or protocols for the integration of new and existing systems into the BAS beyond using BACnet?	Per the RFP, "Install a new BAS system utilizing Direct Digital Controls ("DDC") and the BACnet protocol, integrated with the existing DGS Delta Controls enteliWEB platform for remote monitoring and control. Connect all new and existing HVAC equipment, exhaust fans, lighting controls, water, gas, and electrical meters to BAS system.
6.	Commissioning Process: Can the contractor select the commissioning agent, or will the Department provide one?	DGS shall contract for a commissioning agent (Cx). For clarity, the Contractor shall perform the commissioning with the Cx observing/witnessing/verifying the commissioning.
7.	Can the Department clarify the frequency and formats of the required reports, including progress reports and quality control reports?	Refer to Attachment W (Department Master Quality Control Program) of the RFP.

EXHIBIT B
QUESTIONS & ANSWERS
REQUEST FOR PROPOSAL No. DCAM-24-CS-RFP-0013
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8.	Please advise should the permit expedited should be included in the design fee CLIN item.	Any permit expediting cost shall be included in the Design Permit Fee.
9.	The existing drawings did not include the HAZMAT report, please provide an allowance for HAZMAT or it should be included in the Design fee.	DGS shall provide the existing HAZMAT reports to the successful Contractor. The Design Fee shall not include any costs for producing such a report.
10.	Please confirm no structural engineering is required for this work and no resume for structural engineering is required for this proposal.	The need for structural engineering is dependent on the Contractor's design solution. Therefore, the Contractor shall assume that structural engineering shall be required for this project.
11.	Please advise if the bidder should include the Preconstruction fee in item CLIN F-General Condition cost or if it should be covered in the GMP phase.	Refer to Section 2.11.2 (Design-Build Fee) of the RFP.
12.	Item 2.10.3-e Mentioned tax inclusion, please confirm this project is tax-exempt. and the bidder will exclude all taxes in the proposal.	DC projects are not tax-exempt. However, the majority of the project costs are non-taxable. The non-taxable portion applies to tangible assets that are physically incorporated into the project. For further guidance, the Contractor should confer with the DC Office of Tax and Revenue.