

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 2

To

**REQUEST FOR PROPOSALS NO. DCAM-20-AE-0007
ARCHITECTURAL/ENGINEERING SERVICES FOR
SMOTHERS ELEMENTARY SCHOOL**

Issued: December 11, 2019

This Addendum No. 2 is issued and hereby being issued posted and effective as of the date shown above. Except as modified hereby, the Request For Proposal (“RFP”) remains unmodified.

Item No. 1: Questions and Answers are hereby attached as (Exhibit 1)

Item No. 2: The Proposals Due Date is hereby extended to December 20, 2019, at 2:00 P.M.

Item No. 3: The drawings of the existing conditions are hereby attached in (Exhibit 2) and incorporated to the RFP.

Item No. 4: The Educational Specifications specific for this school are hereby attached in (Exhibit 3) and incorporated to the RFP.

Item No. 5: Section D.3.1 of the RFP is revised, as follows:

D.3.1 Past Performance on contracts with the District, other governmental entities, and private industry in terms of cost control, quality of work, and compliance with performance schedules – A/E and sub-consultants (20 points)

Offerors will be evaluated based on their (i) past performance on contracts with the District, other governmental entities, and private industry in terms of cost control, quality of work and compliance with performance schedule; and (ii) the Offeror’s past performance working with its proposed subconsultants.

Offerors will be required to submit the following information in their Proposals:

- A. List of all projects that the Offeror A/E and its sub-consultants have worked on in the last 5 years that are similar to this Project. For purposes of this paragraph, similar shall mean projects where the Offeror has served as the lead design consultant for a school or educational construction project, Offeror shall clearly identify which projects were completed by the A/E or sub-consultants. This information may be provided in an overview matrix format or brief list; however, it should include the name and location of the facility, the name of the owner, the time frame of the project, the original budget for the project, and whether the project was delivered on-time and on budget. If a project was not delivered on-time or on budget, a brief description of the reasons should be provided.

- B. The Offeror shall ensure that a minimum of two (2) Past Performance Evaluation forms **Attachment L**, are completed on behalf of the A/E are completed and submitted directly to the Department's POC stated on **Section E.5** by the due date for Proposals as amended herein in this Addendum. A minimum of one (1) Past Performance Evaluation forms for each sub consultant should be incorporated in the Offeror's technical Proposal.

In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available, the Offeror will not be evaluated favorably or unfavorably on past performance.

This element of the evaluation will be worth up to twenty (20) points.

Item No. 6: Section B.2 of the RFP (Design Phase) is revised, as follows:

B.2 Design Phase

The Department intends to issue a notice to proceed ("NTP") for Phase 1 Design Services via Letter Contract (the "**Letter Contract**"), attached hereto as **Attachment N (to be issued via RFP Addendum)**. The Phase 1 Design Services will run from the effective date of the Letter Contract's NTP through the execution of a final, negotiated A/E contract based on the selected concept design. Offerors are advised that they are required to submit their Proposal premised upon agreeing to the terms of the Letter Contract. To the extent there are any ambiguities or inconsistencies between this RFP, the SCPs and the Letter Contract NTP, the SCPs and Letter Contract NTP shall have precedence. **A Proposal that identifies or describes changes or exceptions to the Standard Contract Provisions may be deemed non-responsive.**

Item No. 7: Section B.2.1 to Section B.12 of the RFP remain unmodified.

Item No. 8: Section B. 13 of the RFP (Substantial Completion) is hereby revised, as follows:

Section B.13 Time is of the essence with respect to the proposed Contract. The Project, including the requisite construction, must be substantially complete by July 15, 2022 ("Substantial Completion Date").

Item No. 9: Sections D.2.1.1 and D.2.1.2 o the RFP (selection and appointment and Technical advisors) are hereby revised, as follows:

Section D.2.1.1 Selection and Appointment

The Department's CO shall appoint one (1) or more permanent or ad hoc architect-engineer evaluation board ("Evaluation Board") composed of members who, collectively, have experience in architecture, engineering, construction, and District and related procurement matters. Members of evaluation board shall include highly qualified professional employees of the District and may include private practitioners of architecture, engineering, or related professions and shall evaluate all Proposals received from A/E(s) firm interested in the proposed contract under this RFP. The head of the contracting agency shall designate at least one (1) District employee member of each board as the chairperson. No A/E firm shall be eligible for award of an architect-engineer contract during the period in which any of its principals or associates are participating as members of an Evaluation Board and/or as Technical Advisors.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

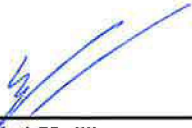


Section D.2.1.2 Technical Advisors

In addition to the Evaluation Board, three (3) non-voting Technical Advisors will be appointed by the Department's CO to so advise the Evaluation Board. The Technical Advisors will only provide technical guidance, advice and clarification for the Evaluation Board. The Technical Advisors will additionally answer any technical questions the Evaluation Board may have; and, prior to serving as such advisors, they will be required to:

- a. Complete Non-Disclosure, Conflicts of Interest and Confidentiality Statements; and,
- b. Review the RFP and any addenda issued.

By:



Ebti K. Hana
Contracting Officer

Date: 12/11/2019

- End of Addendum No. 2 -

Exhibit 1

DCAM-20-AE-0007
ARCHITECTURAL/ENGINEERING SERVICES FOR
SMOTHERS ELEMENTARY SCHOOL

Questions & Answers

No.	Questions	Answers
1	Are there drawings available?	Refer to item No. 3 of this Addendum.
2	As a sub consultant, we have been asked to provide Past Performance Evaluation forms. Can we send in completed DC DGS Past Performance Evaluation forms that have been previously submitted for past DC DGS's opportunities we went after within the last 6 months that is similar in Scope? The DC DGS forms are identical to the forms being requested for this RFP, with exception to the change of the solicitation number.	Past performance forms should be specific for each Procurement. Refer also to item No. 5 of this Addendum.
3	Could you tell us the construction budget allocated for the project?	The construction budget is \$38,000,000.
4	When was electrical equipment installed, and what size service? Is an electrical heavy up anticipated?	The electrical equipment was installed approximately 9 years ago. The need for a heavy up is a determination to be anticipated by the offeror's engineers and ultimately with PEPCO review.
5	What is the anticipated budget for the project and does this include FFE?	Refer to Question No. 3
6	what is the hard cost budget for the project?	Refer to Question No. 3
7	Can you clarify the historic status of the building?	In 2015 the Office of Planning identified the building as "eligible" for preservation considerations. In a recent informal site meeting with OP historic preservation personnel the west stairwell/vestibule and current main entrance vestibule were identified as interior spaces likely to be selected to remain. Offerors may propose any design given that the necessary reviews and approvals are considered and accounted for while also satisfying the primary requirements to meet the DCPS Smothers Modernization Educational Specifications, project schedule, and project budget.
8	The EdSpec that is provided in the RFP is the Elementary School Prototype, will we be receiving one that is specific to this project?	Refer to item No.4 of this Addendum.
9	The RFP indicates that this is a Net Zero Energy and Wellness building but during the pre-proposal meeting this was indicated as something that would be determined as the project progresses, should we include fees associated with this as a net zero building?	Yes, the concept phase includes engagement with the key stakeholders to further define the net zero and wellness building expectations - Refer to section B.2.1.1.c. on page 7 of the RFP
10	What kind of community engagement has occurred relative to this project to date? Has the extent of this project been discussed with HPO/CFA?	Community engagement to date is recorded under the "Project Resources and Meeting Materials" link on the following webpage. https://sites.google.com/a/dc.gov/dcps-school-modernizations/home/smotherselementary-school In 2015 the Office of Planning identified the building as "eligible" for preservation considerations. In a recent informal site meeting with OP historic preservation personnel the west stairwell/vestibule and current main entrance vestibule were identified as interior spaces likely to be selected to remain.

No.	Questions	Answers
11	What is the substantial completion date for the project?	July 15, 2022 - section B.13 Substantial Completion on page 14 of the RFP. Refer also to Item No.8 of this Addendum.
12	What is the key differentiation between D.3.2. and D.3.3 project lists? It seems that D.3.2 is just a less extensive version of D.3.3.	The required project list in Section D.3.2 is to demonstrate the Offeror as the prime A/E and its subconsultants, while the required Project list in Section D.3.3 is to demonstrate the A/E's and the subconsultant's key personnel.
13	Within section D.3.2, 'Lead designer' is mentioned in the entry paragraph and 'sub-consultants' are mentioned in sub-section A. Is this list only needs to be submitted by the Architect?	The list of Projects that the Offeror (A/E) and the sub-consultant worked on as further described in Section D.3.2 of the RFP
14	Clarification on the submission package. Is the below correct? - One Original hard copy (one paper 'book' that binds together both technical and fee proposal) marked 'Original'. - One Original electronic copy on the flash drive (one file that contains both technical and fee proposal) - Five hard copies of technical proposal - Five hard copies of fee proposal	Correct
15	Section B.2 describes the scope of work for Phase 1. Site survey and geotechnical services are not listed. Please confirm that site survey and geotechnical services are to be excluded from Phase 1 proposals.	Section B.1 Scope of work calls for the engagement of geotechnical, traffic, and other sub-specialty consultant to be engaged as deemed necessary and approved by DGS. These services are not excluded from Phase 1 proposals.
16	What is the status of permit for Smothers ES on DC Rooftop PV System?	Unknown

Exhibit 2

BUILDING AREA: 45,000 S.F.
SITE AREA: 71,800 S.F.
SQUARE NO. 1-1-5-2181

CLAY STREET

D.C. D.P.W. Architect Drawing No.
1-1-5-2181

SMOTHERS ELEM. SCHOOL

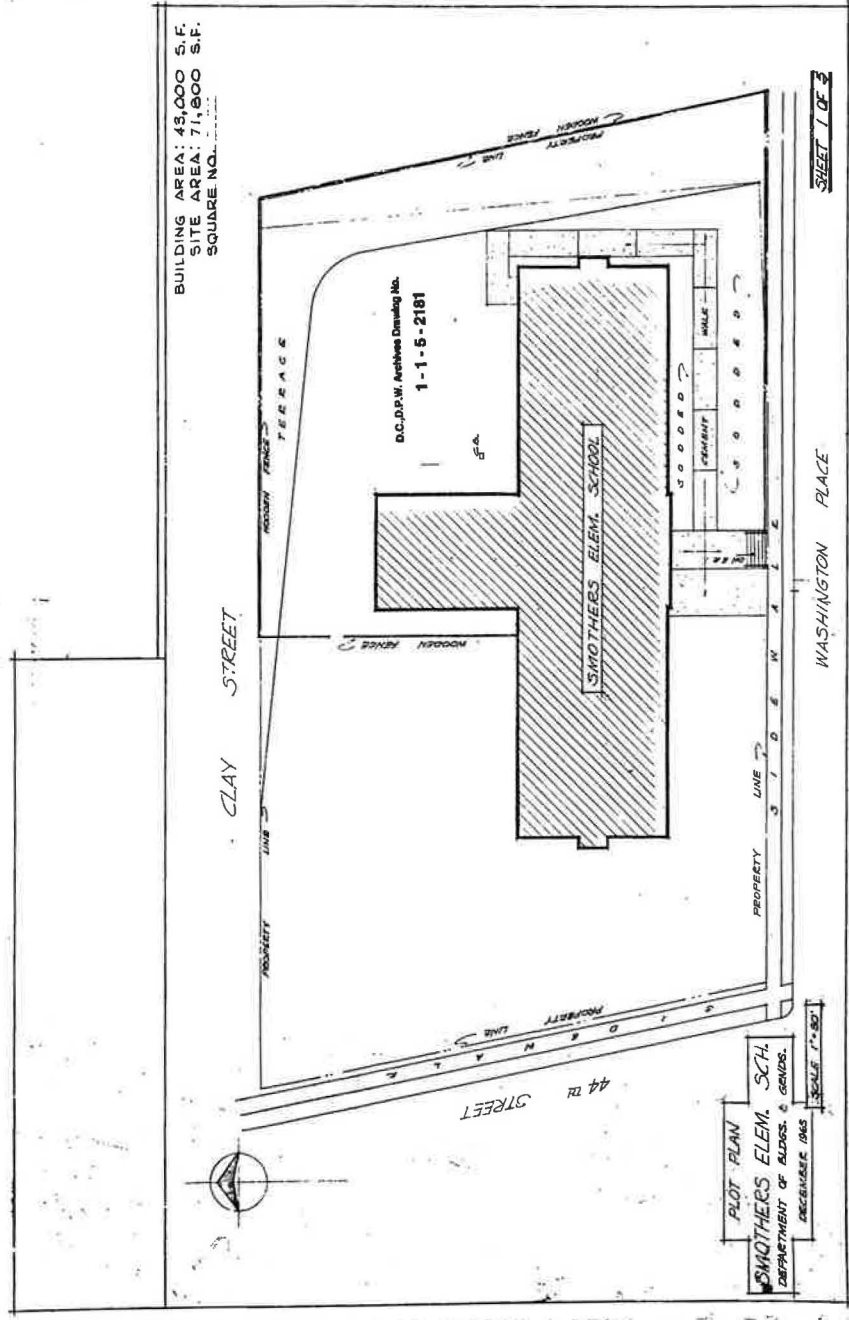
WASHINGTON PLACE

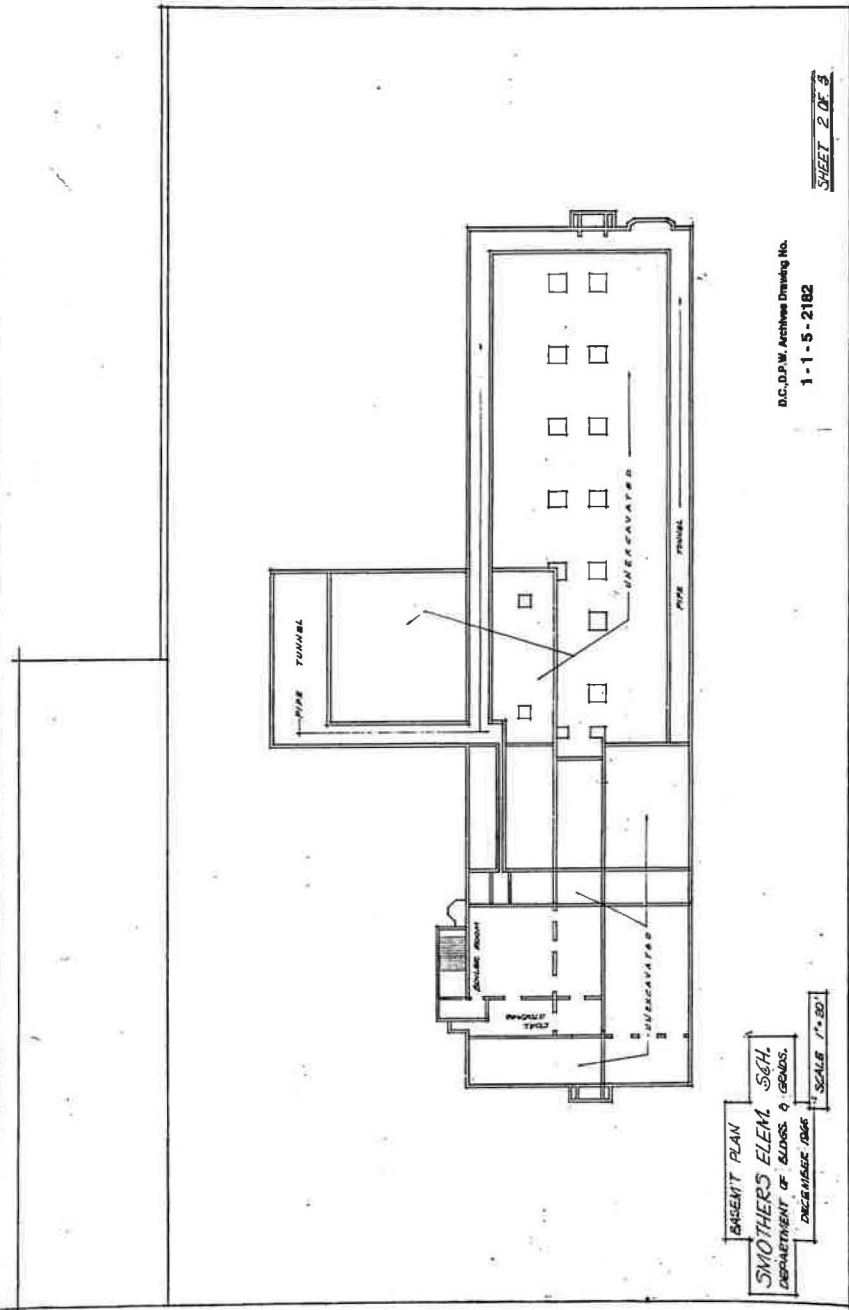
SHEET 1 OF 3



44th STREET

PLOT PLAN
SMOTHERS ELEM. SCH.
DEPARTMENT OF BLDG. & GENDS.
RECORDED 1965
SCALE 1"=80'

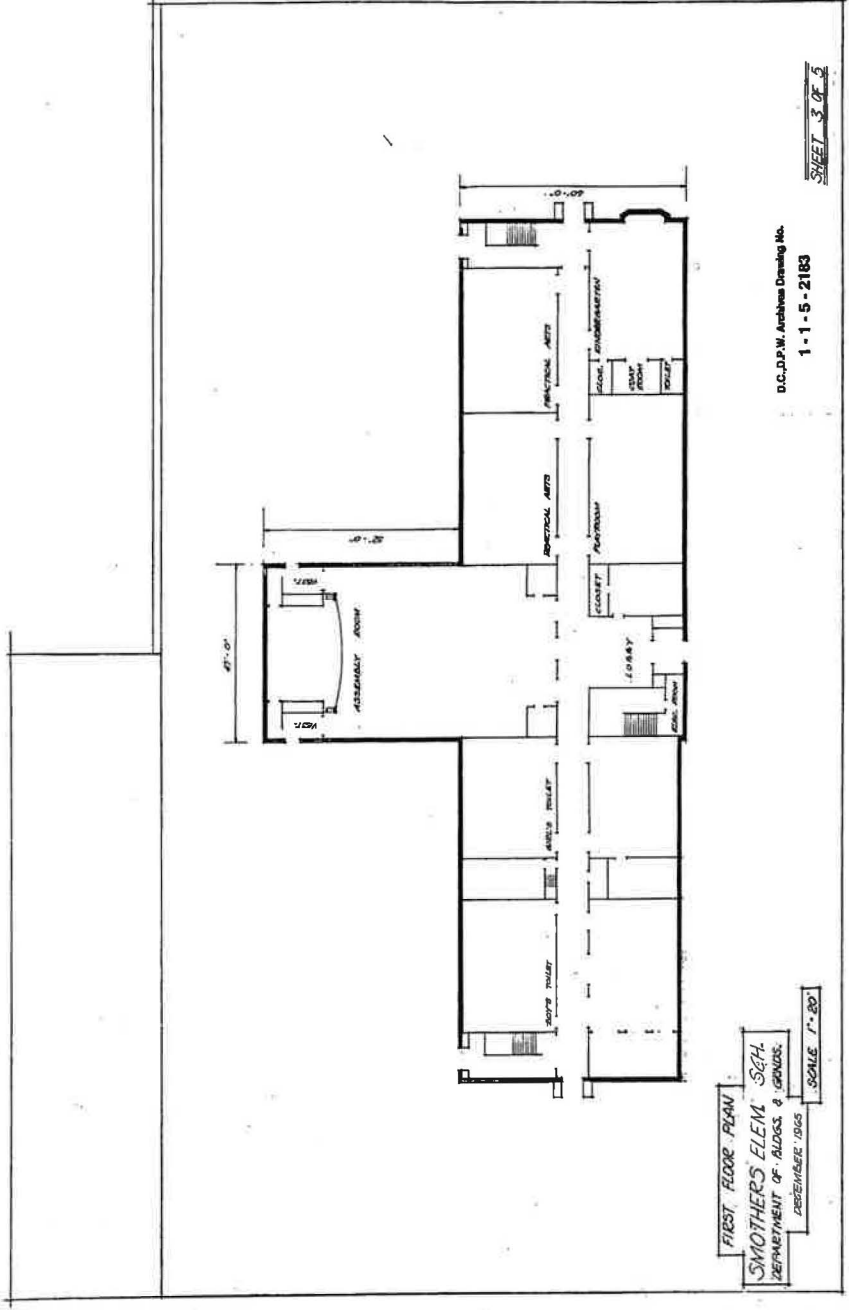




BASEMENT PLAN
 SMITHERS ELEM. SCH.
 DEPARTMENT OF BLDG. & GRD.
 DECREASE 1966
 SCALE 1/8" = 1'-0"

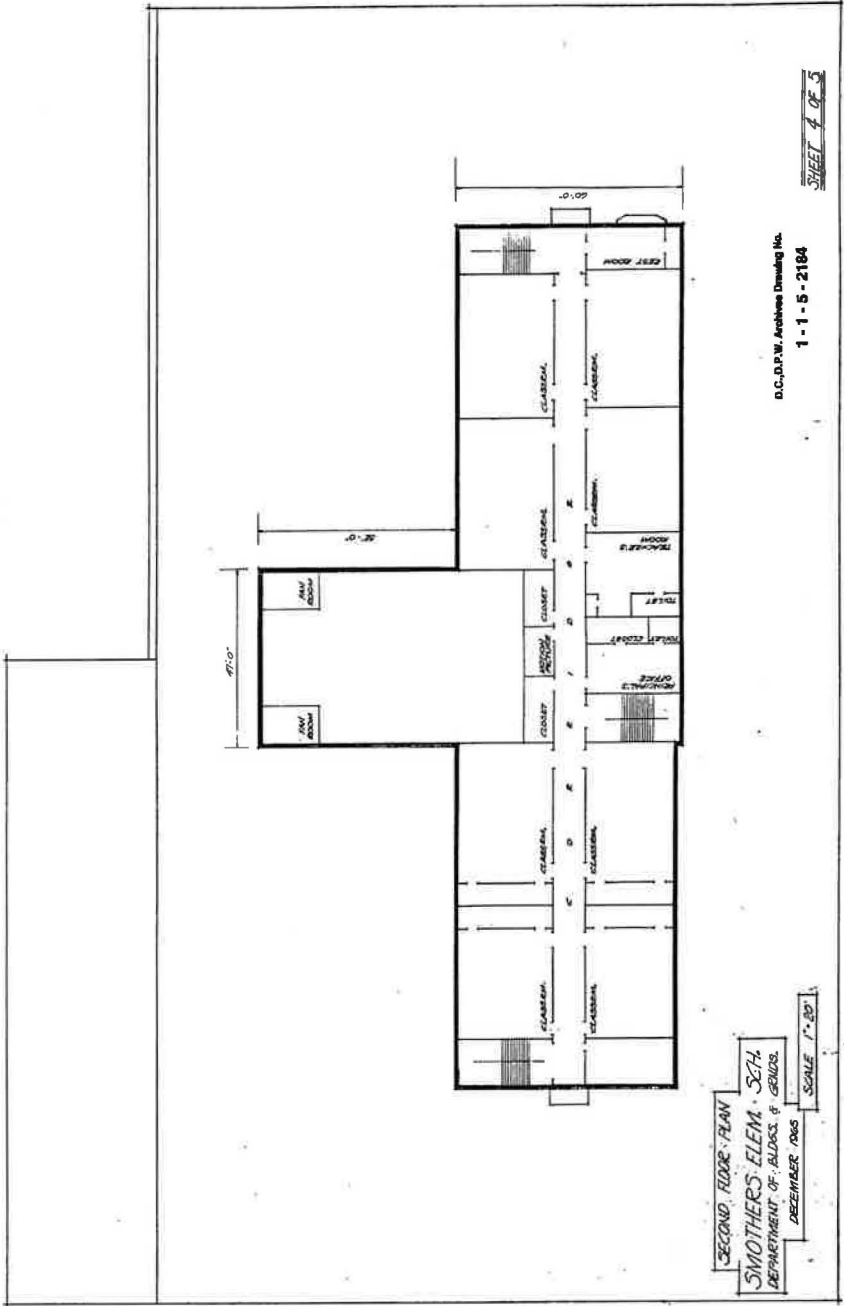
D.C. D.P.W. Archives Drawing No.
 1-1-5-2182

SHEET 2 OF 3



FIRST FLOOR PLAN
 SMOTHERS' ELEM. SCH.
 DEPARTMENT OF BLDGS. & GRNDS.
 JOSEPH W. BROS.
 SCALE 1" = 20'

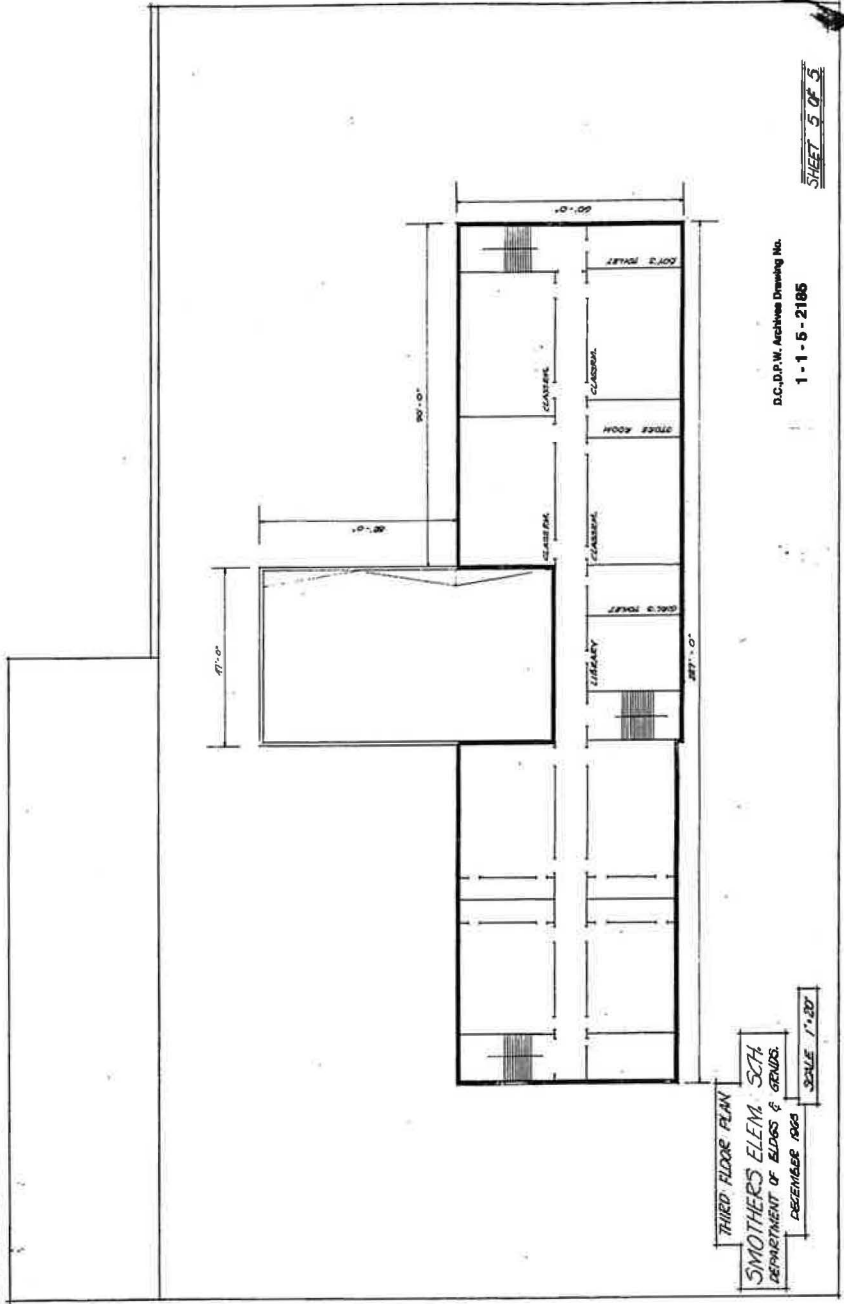
D.C. D.P.W. Architects Drawing No.
 1-1-5-2183



SECOND FLOOR PLAN
 SIMOTHERS ELEM. SCH.
 DEPARTMENT OF ALDERS & GOVRS.
 DECEMBER 1908
 SCALE 1/8"

D.C.D.P.W. Architects Drawing No.
 1-1-5-2184

SHEET 4 OF 3



THIRD FLOOR PLAN

SMOTHERS ELEM. SCH.
DEPARTMENT OF BLDGS & GRDWS.
DECEMBER 1933

SCALE 1/4" = 1'-0"

D.C. D.P.W. Archives Drawing No.
1-1-6-2185

SHEET 5 OF 5

Exhibit 3



**Smothers Elementary
Modernization Program
Prepared: May 24, 2019**

School: Smothers Elementary School
Address: 4400 Brooks St NE, Washington, DC 20019
Grades Served: PK3-5th
SY18-19 Enrollment: 249 students
Design Capacity: 318 students

Smothers Mission

Our mission is to ensure that Smothers Elementary guarantees that students reach their full potential and become their best selves through rigorous and exciting learning experiences provided in a safe and nurturing environment.

Smothers Vision

Smothers Elementary will be a beacon of hope for families East of the River. Our students will leave with a strong foundation that will enable them to have choices and opportunities in life.

Smothers Core Value

Ready
Responsible
Respectful
Resilient

Smothers Elementary School is a public elementary school serving students from PK3 through 5th grade located in Ward 7 within ANC 7D.

The modernized Smothers building will be roughly 66,000 square feet. The existing building consists of a contributing historic academic wing and multi-purpose room built in 1923. The multi-purpose room serves as the combined cafeteria, gym, and auditorium. The school will receive a full modernization to bring it in line with the DCPS educational specifications.

Throughout the building, the modernization will address Americans with Disabilities Act (ADA) requirements. Learning, instruction, and support technology will be brought up to cutting edge standards and capacity. Classroom square footage will be expanded/right-sized to create an adequate 21st century learning environment and meet the DCPS educational specification standards. The current multi-purpose rooms is also undersized and the new modernized design shall allow for physical education (gym) and dining services (cafeteria) to take place simultaneously during the school day. Finally, discovery commons spaces, small group rooms, and resource rooms will be integrated into design to accommodate special projects, collaborative work, and individual pull-out instruction.

Given the tight site constraints, the project team shall evaluate options to expand the existing footprint, while still prioritizing the existing outdoor features: playgrounds, outdoor gardens, and parking. The school currently has a robust outdoor garden program in partnership with the US National Arboretum.



Other current community partnerships include:

- Washington Youth Garden
- Living Classrooms
- Live It Learn It
- Story Time with Everybody Wins DC (EW!DC)
- Grace Apostolic Church
- Mt. Vernon Church
- Adopt-a-School Program

Other current school-based programs include:

- Literacy Lab
- Creative Curriculum
- Lego Robotics League
- Junior Great Books Literacy Enrichment Program
- Early Learning Support
- Athletics - Tennis & Basketball
- DC SCORES
- School Garden Club
- Art Around the Corner
- Washington Ballet
- Spanish Club

The ed spec space summary sheet for the 318-student capacity and the educational specification front-end narrative are included in this appendix. Programmatic requirements are subject to change. As part of the design process, the full modernization design team will work closely with the school leadership, various DCPS Central Office departments, the Smothers specific School Improvement Team (SIT) and the wider community to better understand community vision and the unique Smothers Elementary School culture.



Smothers Elementary School

Enrollment	318	School Type	Elementary
Lunch Periods	3		
Title One	Yes		
Total SQFT	66,154		

Academic Spaces

Space	Description	Qty	Size	Total
E-ACA-1	Pre-S/Pre-K	4	1025	4,100
E-ACA-1a	Kindergarten/Grade 1 Classroom	4	1025	4,100
E-ACA-1b	Pre-S/Pre-K/Kindergarten/Grade 1 Classroom storage	8	100	800
E-ACA-2	Early Childhood/Montessori	0	1125	0
E-ACA-3	Pre-S/Pre-K/Kindergarten/Grade 1 Restroom	8	60	480
E-ACA-4	Early Elementary Resource / Small Group Room	0	0	0
E-ACA-5	Outdoor Storage - Early Childhood	1	External	External
E-ACA-6	Grades 2-5 Classroom	8	900	7,200
E-ACA-7	Specials Lab	1	1000	1,000
E-ACA-8	Discovery Commons Activity Area	1	2000	2,000
E-ACA-9	Resource / Small Group Room	4	360	1,440
E-ACA-10	Self-Contained Classroom Grades 2-5	1	900	900
E-ACA-10a	Self-Contained Classroom Grades Pre-S - 1	1	1025	1,025
E-ACA-10b	Self-Contained Classroom Grades Pre-S - 1 restroom	1	60	60
E-ACA-10c	Self-Contained Classroom Grades Pre-S - 1 storage	1	100	100
E-ACA-11	OT / PT	2	450	900
E-ACA-12	Speech / OT / PT shared storage	2	150	300
E-ACA-13	Independent Area	1	75	75
E-ACA-14	Special Education Coordinator Office	1	150	150
E-ACA-15	Teacher Collaboration Room	3	300	900
E-ACA-16	General classroom storage	1	200	200
E-ACA-16a	Leveled reading storage room	1	300	300
E-ACA-16b	Laptop cart storage	3	75	225
E-ACA-17	Outdoor Classroom	1	External	External
E-ACA-18	Garden	1	Garden Size	Garden Size
E-ACA-19	Speech	1	150	150
E-ACA-20	Specials Office/Storage	1	250	250
Outdoor classroom and garden will be included, but currently no size is listed so as not to affect building gross square footage.				
Sub-Total				26,655

Library Spaces

Space	Description	Qty	Size	Total
E-LIB-1	Reading/Learning/Circulation Room	1	2500	2,500
E-LIB-2	Makerspace	1	500	500
E-LIB-3	Small Group Room	2	150	300
E-LIB-4	Combined Office / Workroom	1	400	400
E-LIB-5	Conference Room	1	250	250
Sub-Total				3,950

Visual Arts

Space	Description	Qty	Size	Total
E-VA-1	Art Lab	1	1000	1,000
E-VA-2	Kiln Room	1	60	60
E-VA-3	Art Storage	1	150	150
			Sub-Total	1,210

Performing Arts Spaces

Space	Description	Qty	Size	Total
E-PA-1	General Music Room	1	900	900
E-PA-2	General Music Storage	1	250	250
			Sub-Total	1,150

Physical Education Spaces

Space	Description	Qty	Size	Total
E-PE-1	Gymnasium	1	3400	3,400
E-PE-2	Stage (optional)	1	700	700
E-PE-3	Office	1	150	150
E-PE-4	Gym Storage	1	300	300
E-PE-5	Chair Storage	1	100	100
E-PE-6	Bicycle Storage	1	250	250
E-PE-7	Outdoor Storage	1	External	External
E-PE-8	Playgrounds	2	External	External
			Sub-Total	4,900

If Dining and Gymnasium are adjacent, maximum SF shall be 5,000 SF between the two spaces

Admin Spaces

Space	Description	Qty	Size	Total
E-AD-1	Entrance Lobby		Gross Up	
E-AD-2	Welcome Center	1	459	459
E-AD-3	Security Area	1	75	75
E-AD-4	Conference Room	1	200	200
E-AD-5	Principal's Office	1	200	200
E-AD-6	Administrative Office	2	150	300
E-AD-7	Administrative Workroom	1	250	250
E-AD-8	Records Room	1	150	150
E-AD-9	Parent Resource Center	1	200	200
E-AD-10	Counselor's Office	1	150	150
E-AD-11	Student Services	2	150	300
E-AD-12	Student Services Conference	1	200	200
E-AD-13	After School Program Office	1	300	300
E-AD-14	Staff Lounge	1	400	400
E-AD-15	Wellness / Lactation Room	1	150	150
			Sub-Total	3,334

Health Services Spaces

Space	Description	Qty	Size	Total
E-HS-1	Waiting Area	1	150	150
E-HS-2	Treatment Area	1	150	150
E-HS-3	Cots	1	100	100
E-HS-4	Office	1	100	100
E-HS-5	Storage	1	25	25
E-HS-6	Toilet	1	50	50
			Sub-Total	575

Student Dining Spaces

Space	Description	Qty	Size	Total
E-SD-1	Student Dining Area	1	1696	1,696
E-SD-2	Multipurpose	0	5000	0
E-SD-3	Stage (optional)	0	700	0
E-SD-4	Chair / Table Storage	1	125	125
E-SD-5	Kitchen / Food Preparation	1	650	650
E-SD-6	Serving Area	1	275	275
E-SD-7	Dry Food Storage	1	250	250
E-SD-8	Freezer / Cooler	1	250	250
E-SD-9	Ware Washing	1	100	100
E-SD-10	Cleaning Storage	1	50	50
E-SD-11	Food Service Office	1	150	150
E-SD-12	Toilet / Lockers	1	150	150
Sub-Total				3,696

If Dining and Gymnasium are adjacent, maximum SF shall be 5,000 SF between the two spaces

Building Services

Space	Description	Qty	Size	Total
E-BS-1	Supply Storage	1	150	150
E-BS-2	Toilet/Shower/Locker Room	1	150	150
E-BS-3	Custodial / DGS Office	2	150	300
E-BS-4	Large Group Restrooms	Included in Gross Up	-	-
E-BS-5	Custodial Closet	7	25	175
E-BS-6	Electrical Closet	Included in Gross Up	-	-
E-BS-7	MDF room	1	200	200
E-BS-7a	IDF room	3 minimum	100	300
E-BS-8	Corridors	Included in Gross Up	-	-
E-BS-9	Mechanical/Electrical Space/Decks	Included in Gross Up	-	-
E-BS-10	Custodial Equipment Storage	1	300	300
E-BS-11	Central Storage Area	1	318	318
E-BS-12	Receiving Area	1	150	150
E-BS-13	Staff Restroom	Gross Up	65	-
E-BS-14	Family Restroom	Gross Up	65	-
E-BS-15	Technology Storage	Included in Gross Up	-	-
E-BS-16	Laundry Room	1	80	80
Sub-Total				2,123

Building Subtotal
 Building Gross-up
 Building Total Sq. Ft.

	47,593
3996	18,561
	66,154