GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

Addendum No. 2
To
Request for Proposals ("RFP") – DCAM-24-CS-RFP-0003
Construction Management At-Risk ("CMAR") Services for Southeast Tennis & Learning Center South Campus

Issued: January 31, 2024

This Addendum No. 2 is issued on the date mentioned above and except as modified hereby, the RFP remains unmodified.

Item #1: Proposal Submission Date is hereby extended to **February 6, 2024 at 4:00 P.M.**

Item #2: Questions and Answers Spreadsheet is hereby attached as **Exhibit A**.

Item #3: Mechanical, Electrical, and Plumbing (MEP) Design Narrative is hereby attached as **Exhibit B**.

Item #4: Section 1.2 Project Budget and Funding Limitations, Remove in its entirety and replace with the following:

1.2 Project Budget and Funding Limitations

Offerors are to base their proposals ("Proposals") on the District's construction costs funding limitation for the Project. The Department has an approved construction budget of **$15,500,000** for this Project. This figure does not include furniture, fixtures and equipment ("FF&E").
Offerors shall provide a Construction Contingency of 5% in the GMP for unforeseen conditions.
The Proposal should also include an Owner Controlled Allowance in the amount of $500,000.00.

By: Obi Ranjbar
Obaidullah Ranjbar
DGS' Contracting Officer

Date: 1/31/2024

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

EXHIBIT A

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

Request for Proposals ("RFP") – DCAM-24-CS-RFP-0003
Construction Management At-Risk ("CMAR") Services
for Southeast Tennis & Learning Center South Campus

Offerors Questions with DGS Responses

No.	Question	DGS Response
1	The current trade contractor bid period is only just over 2 weeks. Is there any chance this could be extended to 3-4 weeks? That is more standard for a solicitation like this.	Contractor bid period can be extended to Three (3) weeks.
2	Can the MEP engineers confirm at this time the basic MEP equipment that will be incorporated into this design? Some MEP equipment is still taking longer to get than the entire 9 months duration of the construction.	MEP design narrative is attached in this addendum.
3	Architectural and structural drawings show different building layouts, please confirm which is correct.	The site layout included in Addendum #1 is the current building layout.
4	Per 2.19, we wanted to see if you would consider forgoing the BIM requirement on this project just due to the size of the facility.	BIM requirement can be deleted.
5	On page 28 of the RFP it states, "The Offeror shall ensure that a minimum of three (3) Past Performance Evaluation forms, Attachment K, are completed and included in the Proposal." However, page 41 of the RFP states, "The Offeror shall ensure that a minimum of three (3) Past Performance Evaluation forms Attachment K, are completed and submitted on behalf of the Offeror directly to the Department's POC stated in Section 1.7 by the due date for Proposals as specified in Section 5.3."	The Offeror shall ensure that a minimum of three (3) Past Performance Evaluation forms, Attachment K, are completed and included in the Proposal.

	Please clarify if we should have the Past Performance Evaluation forms sent directly to the Departments POC or if we should request the forms be returned to Offeror for inclusion in the submission.	
6	Should Attachment H – SBE Subcontracting Plan be included in both the Technical Proposal and Price Proposal?	Please include Attachment H – SBE Subcontracting Plan in the price proposal only.
7	Should Attachment I – First Source Employment Agreement be included in both the Technical Proposal and Price Proposal?	Please include Attachment I – First Source Employment Agreement in the price proposal only.
8	Section 2.13.1 of thr RFP states, "The following individuals shall be considered key personnel ("Key Personnel"): (i) the Project Executive; (ii) the Field Superintendent; (iii) the Project Manager who will supervise the Project; (iv) the Project Manager who will supervise the Mechanical, Electrical, and Plumbing ("MEP") work; and (v) the individual that will manage quality control and interact with the Department's quality control representative (Safety/Quality Assurance/Quality Control Manager). Given the scope of work outlined in the RFP, can the same Project Manager supervise both the project and the MEP work?	Yes, it is acceptable to have the same project manager supervise the MEP work as well.
9	The total Budget of $14.2 million includes FF&E, what is the estimated FF&E budget? (This will be required to calculate actual pre and post construction costs).	Total construction budget is now $15,500,000. FF&E is not included in this construction budget figure. The FF&E budget is $400,000 (Furniture, Security, & AV Equipment).
10	Is the $500,000 owner controlled allowance also part of $14.2 million?	Owner's allowance is included in construction budget which is now $15,500,000 and not $14,200,000 as noted in RFP document.
11	Do key personnel have to be current employees or can also include employees of sub-contractors?	Key personnel must be current employees and not subcontractor employees.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

EXHIBIT B

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

Department of General Services - SouthEast Tennis and Learning Center (SETLC)

FIRE PROTECTION, PLUMBING, MECHANICAL, & ELECTRICAL SYSTEMS SCHEMATIC DESIGN INTENT NARRATIVE

PREPARED FOR
MTFA Architecture

EXECUTIVE SUMMARY

2RW Consultants, Inc. has been engaged by MTFA Architects to provide design services for Fire Protection, Plumbing, Mechanical, and Electrical (FPME) systems for the new tennis facility and site expansion in Washington DC. This project is an expansion of the existing facility site and had a cross over pedestrian bridge over Oxon Run to connect the existing facility with the new facility. The following schematic design intent narrative is an overview of the proposed engineering systems in the context of the proposed building to aid in system overview and pricing exercises.

APPLICABLE CODES AND STANDARDS

- 2017 DCRA codes
- 2017 NFPA 70 (NEC)
- NFPA 13
- NFPA 72

FIRE PROTECTION SYSTEMS

Automatic Sprinkler Systems:
The entire building is to be protected by wet pipe sprinkler system. All fire suppression incoming service will be located in a central water room along with domestic water. Water supply pressure test information will be required to determine if a fire pump is required but due to the relatively low height and low hazard (flow) for the building, a fire pump is not anticipated. A test header and FDC shall be mounted on the building exterior (in-line type), with final location to be approved by the fire marshal. Fire suppression water line size anticipated to be a 6". Service shall be provided with double check, detector assembly (DCDA) backflow preventer in accordance with DC water requirements.

Fire Alarm Systems:
A new digital addressable fire alarm system shall be provided. Horn/strobe devices shall be provided throughout the facility where required by NFPA. Smoke detection shall be provided where required by

NFPA. Heat detector shall be provided in fire service room that has both high and low temperature alarm points. Manual pull stations will be located at all building exits. An LCD remote annunciator shall be located near the building main entrance in a location approved by the AHJ. The fire alarm control panel shall be capable of both POTS and VOIP dial communicator connections.

PLUMBING SYSTEMS

Domestic Water Service:
The building will utilize a main incoming water service feed from DC water utility. Incoming water meter service is anticipated to be 2" with a 1.5" meter. If irrigation is required, the meter size will increase to a 2" meter with a 3" main.

Domestic Water Piping:
The main water distribution throughout the facility is anticipated to be 2" routed from the riser room to the office space restroom/breakrooms. Domestic water shall be distributed through the building via insulated copper piping with code compliant piping insulation. Pressure regulating valves shall be provided as required on the piping to ensure the pressure in the piping is at acceptable level for equipment. Hose bibs shall be provided on each exterior face of the building and in each restrooms. Water connections to ice, coffee machines, and refrigerators shall have in-wall valve stops with integral code compliant backflow prevention.

An in-grade lockable freezless yard hydrant will be provided at each of the following to facilitate washdown: Pickle Ball, Practice, and Event Courts. Final location will be coordinated with landscape and civil.

Sanitary Waste and Vent Piping:
The building will be connected to the DC water sanitary storm system through a new 6" sanitary lateral. This will serve all the domestic water waste requirements. PVC Schedule 40 pipes can be used for under slab for sanitary systems. All floor drains which do not receive water on a regular basis will require a pressure drop trap primer or trap seal. Vent piping will be routed directly to the roof through the exterior walls. All restrooms and janitor closets shall have floor drains tied to the septic system.

Storm Water Systems:
As all roof are sloped, rainwater collected on the building structure will be drained through external gutters. The rain leaders will collect at below grade connections and route to the site storm sewers or discharged to grade. All exterior gutters and storm connections will be coordinated between the architect and civil.

Domestic Hot Water Systems:
A new 75-gallon, 75 MBH gas water heater (GWH) will serve water for the restrooms, kitchenette, and janitor's closet fixtures on the plan East portion of the building. The water heater will be located in a central location near the main restroom area. A small self-contained hot water recirculation loop will be provided to ensure timely hot water delivery (eco-circ or similar). A 2nd smaller 10 gallon, 2.5 kW electric water heater (EWH) will be provided to serve the two smaller single use restrooms on the plan west of the building.

Plumbing Fixtures:
All fixtures will be low flow type to maximize LEED water usage credits. All urinals and water closets will be automatic flush valve style (solar/battery operated). All lavatory faucets will be automatic (solar/battery). All water fountains shall be ADA compliant and include bottle filling stations. All exterior water fountains will be exterior rated and freeze-less.

Water hammer arrestors shall be placed on plumbing fixture supply piping in accordance with the latest adopted version of the IPC. The water hammer arrestors shall be installed in an accessible location. These are used to minimize transference of water vibration noise to the space.

In-grade yard hydrants shall be fed from a separate domestic branch circuit with an RPZ type backflow preventor.

Exterior water fountains/bottle filling stations will be freeze-less, without draining, and utilize a remote chiller.

Water usage will be sub-metered for LEED credit.

Gas Utility Service:
The building shall be served by a new 2" gas service and meter located on the outside of the building. Gas shall be distributed to the appliances within the building with Schedule 40 black steel piping and fittings suitable for the gas pressure. Gas equipment includes the hot water heater and HVAC equipment.

MECHANICAL SYSTEMS

The building will be fully conditioned (heated and cooled). All exposed ducts will either be fabric duct with internal skeleton as indicated on the plans, or internally lined spiral round, painted. Building will have basic standalone, manufactured HVAC controls with no central head end.

> **Tennis Courts:** The tennis courts will be heated and cooled via a DX split system heat pump ducted Air Rotation unit with the outdoor units located on-grade and the indoor units located in the mechanical room. Outside air will be ducted directly to the units through building exterior louvers. Units shall be capable of 100% economizer, dehumidification sequence, gas fired supplemental heater section, and BACNET communication capability. Air distribution will be through fabric duct. The courts shall also have infrared ceiling hung natural gas infrared heaters to provide supplemental space comfort heating. HVLS or destratification fans will be provided to increase air movement in the facility.
>
> **Refer to floorplans and HVAC equipment list for other areas of the building.**

Outdoor Ambient Conditions:

Summer:	97 degrees F. db/73 degrees F. wb.
Winter:	22 degrees F. db

Indoor Conditions: No humidification control has been provided for winter operation.

Room Type	Summer Cooling Setpoints	Winter Heating Setpoints	Remarks
Office/multipurpose Spaces	74-76F db, +/- 2F and 50% RH +/- 10%	65-70F db, +/- 2F	Heated and Cooled w/ Ventilation
Tennis Courts	76-78F db, +/- 2F and 50% RH +/- 10%	65-68F db, +/- 2F	Heated, Cooled, Dehumidification w/ Ventilation
Mechanical and Electrical Spaces	75-85F db, +/- 3F	60-68F db, +/- 2F	Heating and Ventilated
Restrooms	65-70F db, +/- 2F	65-70F db, +/- 2F	Heating, cooled, and Exhausted

Proposed HVAC Equipment List (refer to drawings for locations)

Unit Tag	Total Unit Quantity	Estimated Total Capacity	Estimated Supply Air	Remarks
AHU-1/HP-1 (Tennis Courts)	1	40 Tons	14,000 CFM	Single-Zone VAV Gas Heat Aux, DX Heat Pump, Hot Gas Reheat (dehumidification) Air Rotation style unit, 100% economizer, BOD: AAON
AHU-2/HP-2 (Multipurpose)	1	7.5 Tons	24,00 CFM	Split System Heat Pump Single-Zone VAV Gas Heating Auxiliary DX Heat Pump, 100% economizer
IU-1/HP-4 (Restrooms/offices)	2	3 Tons	1,800 CFM	Split System DX Heat Pump, Single-Zone, ducted
DSS-3/HP-3 (Data Rm)	1	2 Ton	800 CFM	Split System Heat Pump Single-Zone, Low ambient kit, Wall Mount Evaporator
ERV-1 (AHU-1, Locker Rooms, Restrooms)	1	2,000 CFM	-	Heat Exchanger Media Core
EF-1 Single Use Restrooms	2	100 cfm each	-	Occupancy sensor controlled, Centrifugal cabinet fan, exterior wall louver discharge
EF-2 General Exhaust	2	1,000 cfm each	-	Line voltage t-stat controlled, Centrifugal cabinet fan, exterior wall louver discharge

IUH-1	9	80 MBH		Infrared unit heaters, 30' length, wireguards.
WH-1 – Electric Wall heaters (restrooms, vestibules, storage rooms)	See Drawings	2-4 kW each	-	Built in fan, recessed, integral thermostat
DF-1	See Drawings		1,200 CFM each	BOD: Airius Pear

ELECTRICAL SYSTEMS

Electrical Service:

The building will be supplied via a new underground primary, pad mount transformer, and underground secondary. Incoming electric service is anticipated to be rated for 800A, 480/277V, 3phase, 4wire connected to an incoming interior CT cabinet. The utility work duct-bank service laterals and transformer location shall be coordinated with PEPCO and adjusted/coordinated as required with the site utilities. Power utility provider is PEPCO and all work will be done in accordance with their standards and requirements.

Normal Power Systems and Distribution

Power for the building will be distributed through a 480/277V, 3 phase, 4 wire Main Switchboard rated at 800A bus and 800A main circuit breaker. This main switchboard will distribute to smaller branch circuit panelboards throughout the building in addition to serving the following loads directly: AHU/HP-1. Main switchboard will have integral surge suppression and integral power meter.

Exterior parking lot will have in-grade pull boxes prepared and ready to allow for future EV charging stations.

Refer to the electric gear schedule below for anticipated panel quantities, sizes, and locations.

Equipment Name	Location	Voltage	Fed From	Bus/MCB Rating (A)	Distribution
MDP	Main electric	480/277	CT Cabinet	800/800	1 dist.sects.
Panel H1	Main electric	480/277	MDP	400/MLO	84 Pole
Panel H2	Storage 122	480/277	MDP	600/MLO	84 Pole
T-1	Main electric	480-208/120	MDP	112.5 kVA	N/A
Panel P1	Main electric	208/120	T112.5	400/400	84 Pole
T-2	Storage 122	480-208/120	H2	45 kVA	N/A
Panel P2	Storage 122	208/120	T-2	150/150	42 Pole

Systems wiring will be routed concealed throughout the building. An adequate number of outlets will be provided in all areas of the building.

General receptacles shall be provided throughout the building in accordance with typical office/tennis court design. Power is to be run to all equipment shown in the architectural floorplans as required. Notable additional locations are listed below:

- 1 duplex at each end of the court for ball machines
- Power for AV/IT equipment for the building
- Empty conduit infrastructure (power and data) for (2) 2 port level 2 chargers
- Power/data floor boxes for the multipurpose room
- General use duplex receptacle at each end of the event and practice courts for ball machines.
- The pedestrian bridge shall have a lockable duplex receptacle at each end and every 25' OC.

Emergency Power Systems and Distribution

All emergency power will utilize local/integral batteries. No backup generator is provided.

Interior Lighting

All luminaires will utilize high quality integral LED light source. Minimum Color Rendering Index (CRI) will be 80. Color temperatures will be between 3500 and 4100 degrees kelvin. All lighting will be capable of dimming. In general, lighting will be designed per IES Standards

Tennis court lighting will be specialized court lighting fixtures from Musco, Sports Lighting Interior, or Cooper Ephesus. Lighting packages will be combined with the vendor providing the exterior court lighting to provide a single source for specialty lighting. Interior court lighting is anticipated to be indirect style and connected to the exterior tennis lighting control system to provide continuity of control platforms.

Unless otherwise noted, lighting controls will be standalone (non-centralized) systems to meet the DCRA energy code. CAT 5 digital based system: Nlight, Wattstopper DLM, or Hubbell NX.

All emergency egress lighting will be specified to meet the minimum 1fc requirement and will remain on 24/7. All emergency lighting will utilize integral battery packs or emergency lighting unit fixtures. Exit signs will be located at all exit doors and as required to direct occupants along the path of egress.

Exterior Lighting

General exterior lighting will consist of building mounted lighting for direct illumination of the spaces surrounding the building. All other site and tennis court lighting is designed by others (refer to other report sections)

All exterior lighting will be powered from the building. Tennis court lighting will be powered and controlled via MUSCO lighting control panels located at the courts or in the building storage west storage room. All other general site lighting will be controlled via central photocell with HOA contactors.