

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 4

To
**REQUEST FOR PROPOSALS NO. DCAM-19-CS-RFP-0008
CONSTRUCTION MANAGEMENT AT-RISK SERVICES
HARDY PARK & RECREATION CENTER**

Issued: January 8, 2020


This Addendum No. 4 is issued and hereby published on the DGS website on **January 8, 2020**. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1: The Proposal due date is hereby extended to **January 14, 2020 at 2:00 P.M.**

Item #2: The Questions and Answers attached herein as **(Exhibit A)**.

Item #3: Additional Storm-water management drawings are attached herein as **(Exhibit B)**.

Item #4: The revised Attachment B - Form of Offer Letter and exhibit is attached herein as **(Exhibit C)**.

By: 
Franklin Austin
Contracting Officer

Date: 01/08/2020

- End of Addendum No. 4-

Exhibit A

HARDY PARK AND RECREATION CENTER

DCAM-19-CS-RFP-0008

Questions	Answers
1. Please specify the top of pond elevation for both Bioretention #2 and #3.	Per sheet CIV430, the ponding elevations are as follows. Refer to CIV220 & CIV221 Grading Plan for grading information. Bioretention #2: 126.50 Bioretention #3: 129.15
2. Please provide a manufacture and model number for the following: a. cut stone benches b. dog watering station c. light fixtures d. solar tubes e. soil in planting beds f. operable garage door g. wood slats for mechanical enclosure h. ceiling in new building enclosure i. fiber cement panel for new building enclosure wall partitions j. wall base	Specifications will be determined in CDs after CMAR is selected. BOD as listed below: a. Custom b. TBD c. Lightolier Slim Surface LED S10R, white d. VELUX Sun Tunnel Skylights Low Profile TGR, 10" e. TBD f. Dalton Model 8850, Fully insulated, white finish. g. Custom h. Gyp ceiling i. BOD: Cembrit Patina Board standard color TBD j. Wood wall base, white
3. What type of finish/color is required for the following: a. Handrails b. Operable garage door	a. Will be determined in CDs after CMAR is selected b. White, powder coated.
4. Please confirm the fence posts are 4' o.c. per A902.	Confirmed
5. The solicitation specifies a NTP for early construction and NOA/NTP for the project. Please confirm the project is 180 days from early construction NTP.	Confirmed, The contractor has 180 calendar days to complete the all work from NTP.
6. Please provide a geotechnical engineering soils report. If one is not available, should we assume that the	There is no geotechnical report for this project. Per Addendum 4, the contractor shall provide a unit price (\$ per CY) for

<p>soils are suitable for reuse? If not, should we provide a unit cost to import new soil?</p>	<p>removal of unsuitable soil, disposal of it legally off site, and import of suitable material. Bids will be based on an assumed unsuitable soil volume (loose / uncompacted) of 1,117 CY, which is approximately 20% of the total project fill volume (loose / uncompacted). The geotechnical testing agency, hired by the Owner, will determine if soil is unsuitable for fill during construction operations, which will be partially dependent on where the fill is placed. As outlined in the earthwork specification, earthwork should be scheduled during good weather, and excavated areas and stockpiled soil should be protected from rain. Soil that is unsuitable because its moisture content is too high to be compacted will not be compensated as unsuitable soil if its moisture content was suitable for compaction when excavated.</p>
<p>7. Can we use the area north and adjacent to the tennis court from Q st as a construction entrance?</p>	<p>There is a pedestrian ramp and crosswalk across Q Street NW here, and pedestrian would need to be rerouted while the entrance is being used. Additionally, there is a 19" tree that needs to be protected and would likely limit the available area for a vehicle entrance.</p>
<p>8. What type of sod should be included for the meadow?</p>	<p>Follow Section 2.1 Turfgrass Sod for the "meadow". See sheet CIV411 for a revised Section A, specifically for the sports field turf.</p>
<p>9. Please confirm columns are required to support the horizontal beam shown on detail 2/A102.</p>	<p>Confirmed</p>
<p>10. Please specify what type of ceiling system, roofing system, and fascia should be included for the new pavilion.</p>	<p>Specifications for pavilion green roof, wood ceiling and metal fascia to be given in CDs after CMAR is selected.</p>
<p>11. Please confirm the existing shingle roof is to remain at the new building enclosure.</p>	<p>Existing ceiling to remain, patched and repaired to match as needed.</p>

<p>12. Please confirm poly sheeting is acceptable for vapor barrier at the new flooring within the new building enclosure</p>	<p>Vapor Barrier will be required to be a product consistent with commercial grade construction. Final product selection will be made during Construction Documents in coordination with the CMAR.</p>
<p>13. The door schedule does not show reusing any doors. Please confirm that no doors are to be repaired and reused.</p>	<p>Confirmed. All doors within the area of work are to be new. Doors outside the area of work are existing to remain.</p>

Exhibit B

DATE: JANUARY 24, 2019
PROJECT: HARDY RECREATION CENTER
DRAWING: ECONOMIZER MANAGEMENT DETAILS
SHEET: CIV411
24714

- SITE DETAILS NOTES**
1. THESE DETAILS FOR INSTALLATION ON PRIVATE PROPERTY AND WHERE PRIVATE CURB/CUTTERS AND EXCAVATIONS EXTEND FROM PRIVATE SPACE TO THE BACK OF PUBLIC SIDEWALK.
 2. REFER TO ONE CORNER SHEET FOR ADDITIONAL NOTES.

48x100x6 ADVANCE_{SM} SNAP END CUP

PART #	PIPE SIZE	W	L
10300A	12"	10"	10"
10300B	18"	10"	10"

NOTE: ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.

ADVANCE_{SM} FABRICATED TEES

PART #	PIPE SIZE	A	B	C
10300A	12"	12"	12"	12"
10300B	18"	12"	12"	12"

NOTE: ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.

ADVANCE_{SM} FIBER COLUMNS

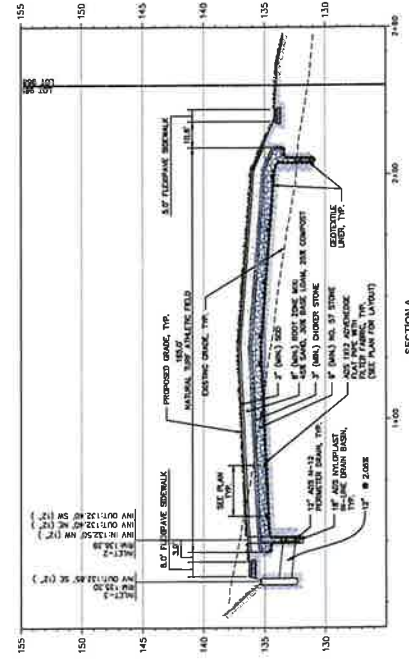
PART #	PIPE SIZE	A	B	C
10300A	12"	12"	12"	12"
10300B	18"	12"	12"	12"

NOTE: ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.

ADVANCE_{SM} FABRICATED WYE

PART #	PIPE SIZE	A	B	C
10300A	12"	12"	12"	12"
10300B	18"	12"	12"	12"

NOTE: ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.



Specifications • 1.21

ADS ADVANCE_{SM} PIPE SPECIFICATION

ADS, Inc. Design Handbook

Product Requirements
 • 12" and 18" each (300 to 450 mm) shall meet ASTM D1704.
 ADS ADVANCE_{SM} outside dimensions shall be 1.5" thick by 12.5" wide or 1.7" thick by 18.5" wide.
 ADVANCE_{SM} shall have external bevels opposing each other to prevent cracking under typical loading.
 When graphics are provided, product shall meet the requirements of Class B. Occurrences are defined in ASTM D1704.

All pipe and fittings shall be made of polyethylene with a minimum wall classification of 244000 as defined and described in the latest version of ASTM D1555.

Part Name	Material	Dimensions	Notes
12" ADVANCE _{SM} PIPE	PE 100	12" x 12.5" x 1.5"	
18" ADVANCE _{SM} PIPE	PE 100	18" x 18.5" x 1.7"	
12" ADVANCE _{SM} FITTING	PE 100	12" x 12.5" x 1.5"	
18" ADVANCE _{SM} FITTING	PE 100	18" x 18.5" x 1.7"	

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Exhibit C

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, D.C. 20009

Attention: Franklin Austin
Contracting Officer

Reference: Request for Proposals (RFP) – DCAM-19-CS-RFP-0008
Construction Management At-Risk Services Hardy Park and Recreation Center

Dear Mr. Austin:

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to provide Construction Management At-Risk Services for the Hardy Park and Recreation Center. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit the Offeror's Bid in response to the RFP. The Offeror's proposal, the Construction Management Fee (as defined in 2.11), the Maximum Cost of General Conditions (as defined in 2.11.3), and the Guaranteed Maximum Price (the "GMP") are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents (collectively, the proposal, the Construction Management Fee, and the Maximum Cost of General Conditions are referred to as the "Offeror's Bid.").

The Offeror's Bid is as follows:

- A. Preconstruction Fee is: \$ _____
- B. Construction Management Fee is: \$ _____

The Offeror acknowledges and understands that Preconstruction Fee is a firm, fixed price and other than as permitted in the Form of Contract will not be subject to further adjustment. The Offeror further acknowledges that Eighty Percent (80%) of the Construction Management Fee shall be at risk, and the Offeror shall be entitled such portion if such portions are earned in accordance with the Form of Contract.

- C. The estimated cost of the Offeror's general conditions (the "Maximum Cost of General Conditions") is set forth below. The Maximum Cost of General Conditions consists of the following elements:

Cost of construction staff (only field staff are reimbursable)	\$ _____
Fringe Benefits associated with field staff costs	\$ _____
Payroll taxes and payroll insurance associated with construction staff costs	\$ _____
Staff costs associated with obtaining permits and approvals	\$ _____
Out-of-house consultants	\$ _____
Field office for CMAR including but not limited to:	\$ _____
• Trailer purchase and/or rental	
• Field office installation, relocation and removal	
• Utility connections and charges during the Construction phase	
• Furniture	
• Office supplies	
Office equipment including but not limited to:	\$ _____
• Computer hardware and software	
• Fax machines	
• Copy machines	
• Telephone installation, system and uses charges	
• Job radios	
Local delivery and overnight delivery costs	\$ _____
First aid facility	\$ _____
BIM Cost (software, seats, hardware)	\$ _____
Other (please itemize)	\$ _____
Total Maximum Cost of General Conditions	\$ _____

The Offeror acknowledges and understands that the Maximum Cost of General Conditions will be incorporated into the contract and that the Offeror will not be permitted to exceed the Maximum Cost of General Conditions unless it first obtains the written approval of the Department.

C. Guaranteed Maximum Price \$ _____

D. In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

E. Add Alternates

No.	Description	Area	Price
1	Furnish and install an approximate 5,000 SF enclosed dog space with appropriate fencing that is at least five (5) feet in height and includes a double-gated entryway area.	5,000 sf	\$ _____
2	Complete the Recreation Center Porch Enclosure and Splash Pad by June 19, 2020. Provide protection from playground renovation and any other construction while the completed Recreation Center and Splash Pad is in-use by the community.		\$ _____

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least one hundred and twenty (120) days after the date of the bid.
2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award. In the event the Offeror fails to do so, the Department shall have the right to levy upon the Offeror's bid bond.
3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid. In addition to any other remedies that the Department may have at law or in equity, the Department shall have the right to levy upon Bidder's Bid Bond in the event of a breach of this paragraph 3.
4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.

5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: **[INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]**

6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or sub-consultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.

7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: _____
Name: _____
Title: _____

Hardy Recreation and Park Improvements Add Alternate Exhibit

