

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 3**

**To**

**REQUEST FOR PROPOSAL NO. DCAM-24-CS-RFP-0006  
DESIGN-BUILD SERVICES FOR  
BURROUGHS ELEMENTARY SCHOOL MODERNIZATION &  
MODULAR CAMPUS SWING SITE**

**Issued: January 4, 2024**

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This Addendum No. 3 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:** Questions and answers about the RFP are hereby attached as **Exhibit A**.

**Item No. 2:** The proposal due date is hereby extended to January 24, 2024.

**By:** Peter Lyonga Ghogomu  
Peter Ghogomu  
Contracting Officer

**Date:** 1/4/2024

- End of Addendum No. 3 -

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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Exhibit A

Questions And Answers

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

**EXHIBIT A**  
**QUESTIONS & ANSWERS**  
**REQUEST FOR PROPOSAL No. DCAM-24-CS-RFP-0006**  
**DESIGN-BUILD SERVICES FOR BURROUGHS ELEMENTARY SCHOOL**  
**MODERNIZATION & MODULAR CAMPUS SWING SITE**

No.	Questions	Answers
1.	Are the Modular classroom buildings to be new (current code compliant) or are used/previously owned buildings acceptable?	The whole modular campus will be new, we do not have existing stock to provide.
2.	Unable to find the drawings, to know the actual measurements. Could you please indicate where to search for the “elevator plans”?	There is no elevator currently at Burroughs ES.
3.	Is it expected that the modular complex will be removed from the site by Fall of 2027 when the building modernization is completed?	No, the modular complex will remain on site and another school will move in after Burroughs Modernization.
4.	a) Confirm whether or not the project is to include Net Zero Energy requirements.  b) If so, please provide the requirements to be used.	Net Zero is not a requirement. The project is required to meet the noted EUI and provide solar ready roofs.
5.	After the Modernization of the existing school is complete, will there be a need for designated play spaces for both the Burroughs students and the students in the modular swing spaces?	Yes.
6.	Confirm how much outdoor play space is required for the Modular Swing Space; and if that Swing space should be separate from that of the Burrough School after its modernization.	This will be determined during the project based on available space.
7.	Confirm if the temporary/modular spaces to be provided in Phase 1 are to be removed after the completion of phase 2 or are they to remain for use as future swing space?	No, the modulars will remain in place.
8.	How many parking spaces will be required for the Modular campus?	This will be determined as part of the design process and zoning requirements.

9.	Due to the overlap with the Christmas and New Year holidays, we request that DGS extend the due date for the submission of proposals by two weeks to February 2, 2024.	Refer to item No. 2 of this addendum.
10.	a) Will the existing Cell towers and associated equipment be removed by DGS before construction, or will they remain? b) If they are to remain, does DGS have any drawings detailing the current installation?	The cell towers will be removed by the cell providers per DGS. It is likely a temporary tower will be required on the campus and the final condition will be determined as part of the project.
11.	Please confirm that the key personnel and design teams are expected to be shared between the modernization and modular components of design except for the Design-Builder Project Manager and the Architect/Engineer's Project Architect.  Should there be key personnel for each of those roles that are assigned separately to the modular or modernization projects – essentially adding an additional 2 key personnel resumes?	This is correct, there should be an additional project architect and project manager for the modular campus.
12.	Clarify the personnel requirement within the RFP in <b>Section 3.4.4 Key Personnel of the Architect/Engineer:</b> Items i. – vi. call for a i) Project Manager, ii) Modernization Project Architect, iii) Modular Campus Project Architect, iv) Principal in Charge, v) Lead Mechanical Engineer and vi) Lead Envelope Consultant Compared to the second set of items i. – vi. that calls for a Modernization Project Manager, Modular Campus Project Manager, Project Architect, Principal in Charge, Lead Mechanical Engineer and Lead Envelope Consultant.	The correct list is: i) Project Manager, ii) Modernization Project Architect, iii) Modular Campus Project Architect, iv) Principal in Charge, v) Lead Mechanical Engineer and vi) Lead Envelope Consultant
13.	The Key Personnel for Architect/Engineer listed in Section 3.4.4 of the RFP in the top section is inconsistent with those listed in the bottom section - can you confirm if we need a Modernization PA or PM, and Modular PA or PM?	Refer to the answers to questions 11 and 12.

14.	<p><b>Section 2.14</b> of the RFP indicates a separate Project Manager and Project Architect for Modernization and Modular Campus.</p> <p>a) <b>Section 3.4.4</b> indicates 2 separate Project managers where whereas Section 2.14 indicates 2 separate Project architects. Confirm which is correct.</p>	Refer to the answers to questions 11 and question 12.
15.	<p><b>Section 2.14</b> indicates a separate Project Manager and Project Architect for Modernization and Modular Campus.</p> <p>a) The project schedule allows for the modular campus project manager and project architect to remain as Modernization lead. Is the requirement for additional separate staff, correct?</p>	Refer to the answers to questions 11 and question 12.
16.	a) Is the modular campus intended to remain for other schools after the Burroughs modernization project is complete, or is the modular campus strictly to be used as a swing space for this school?	The modular campus will remain for other school(s).
17.	The playground equipment appears to be relatively new. Is new equipment required or can the Existing equipment be reused?	Existing equipment can be reused for the modular campus.
18.	<p>The RFP states that the Design Development drawings are to be used as the basis for the GMP.</p> <p>Since the design period is longer than previous DCPS projects, we anticipate that we may be able to use a more advanced set such as 50% CDs as the basis for GMP. Is there flexibility in this requirement?</p>	Yes.
19.	The existing roof on the historic building appears to have been recently replaced. Please advise on the need to replace the roof of the historic building as part of this project.	The existing slate roof was replaced in 2018. Refer to Attachment B5 (Roof Condition Assessment Report) of the RFP.
20.	Is there a zoning report available for this project?	No. The Design-Builder will be responsible for the zoning report.

21.	Will DGS engage a land-use attorney as part of this project?	No, if it is determined that a land use attorney is needed as part of the project, they will be brought on by the Design-Builder as part of the project.
22.	Are there any special after-school or third-party community organizations that use the building?	This will be determined as part of the project.
23.	The RFP states a requirement of EUI of 20. Please advise on the flexibility of this requirement.	This is a project requirement, if the project is unable to meet this requirement backup must be provided to show that all avenues within reason were explored for to meet this requirement.
24.	Are there any specific requirements or criteria with regard to the underground fuel oil system other than the tank is to be 10,000-gallon in capacity and we must meet or exceed MDE/EPA regulations?	No, underground oil system shall be included or remain as part of the modernization.