

**REQUEST FOR PROPOSAL (“RFP”)**  
**QUESTIONS & ANSWERS SPREADSHEET**  
**MPD DALY and OJS SWING SPACE**  
**RFP NO. DCAM-20-AE-0019**

<b>No.</b>	<b>Questions</b>	<b>Department Responses</b>
1.	Please confirm the scope of work includes the space programming which will include surveys of existing MPD Daly Building spaces and interviews of MPD branches for space requirements.	<b>Correct- programming which will include surveys of existing MPD Daly Building spaces and interviews of MPD branches for space requirements is included on the SOW, but documenting existing spaces is not required.</b>
2.	Please confirm backup power requirements for the command center and if a new generator or UPS system is expected to be added or if existing systems are available.	<b>Correct- Backup power requirements for the command center is expected-installing a Gas-powered generator is currently proposed.</b>
3.	Please confirm any redundancy or space hardening requirements of the command center?	<b>No</b>
4.	Should design consider new additional HVAC systems in OJS building to meet the requirements for the command center?	<b>Yes- Command Center AV equipment will have Special HVAC requirements.</b>
5.	Please confirm the extent of existing infrastructure for the renovations the government expects to reuse. Can the government provide an estimate of how much space may only require finish upgrades? Or will partitions be moved throughout the spaces.	<p><b>The intent is to use as much as possible of the Existing layout and Furniture. DGS expect 10%-15 % of the spaces will have to be modified to meet customer expectations.</b></p> <p><b>The Command center swing space and associated spaces will require a complete gut.</b></p>

6.	Should all lighting and controls be assumed to be replaced within all locations?	<b>No- only for the affected Areas</b>
7.	The telecom closet observed in the 1C level did not appear adequate for a command center. Should new telecom rooms be assumed within the programmed space?	<b>Yes- the adjacent Storage room will be added to the Telecom room.</b>
8.	Will the command center fit out include all new AV equipment or will some equipment need to be relocated?	<b>The Intent is to reuse the existing AV equipment unless deemed not feasible by the SME's</b>
9.	What is the max lag period if all existing AV equipment are to be relocated?	<b>1-2 weeks</b>
10	Are additional holding blocks to be added to 501 NY Ave facility?	<b>Yes – at the basement level to match as close as possible, the end user requirements.</b>
11	Are existing holding blocks in 501 NY Ave facility to be upgraded to meet the current standards?	<b>Yes – in addition, toilet with a sink is required for all cells.</b>
12	Please confirm DC SHPO approval is included in the scope since 501 NY Ave building is registered as historic building.	<b>We are not expecting any exterior work. Historic preservation is not required. This contract will be for Swing Space only.</b>
13	Please confirm ADA requirements should be met for 501 NY Ave facility, including sally port, front entrance, doors, and stairs.	<b>Correct.</b>
14	Please confirm a new elevator is required for 501 NY Ave building in order to meet ADA requirements.	<b>AE to provide recommendations to meet the ADA requirements.</b>
15	15. Please confirm the exterior restoration for 501 NY Ave building is required, including rusted windows, rails, and exterior brick walls.	<b>No</b>
16	16. Is 501 NY Ave building roof part of the scope?	<b>No</b>

17	17. Please confirm if 501 NY Ave building is requirement to meet International Energy Conservation Code.	<b>No</b>
18	18. Please confirm bid bond is not required since this is not a construction contract.	<b>Correct – No Bid Bond is required</b>
19	19. Does project require to use Revit for drawings?	<b>Revit and CAD is required</b>
20	<b>20. Any requirements for 3-D rendering and walk-through video?</b>	<b>Only for the Command Center</b>
21	21. Are as-built architectural and engineering drawings available for both 501 NY Ave building and OJS building?	<b>No</b>
22	22. Are as-built drawings in AutoCAD format?	<b>No</b>
23	23. Please confirm number of submissions. A.7 Estimated Project Schedule indicates 4 submissions. However, B.1.8 Title I Services indicates 3 submissions.	<b>4 Submissions</b> <b>35% -65%-95%-100 %/Bid Set</b>
24	24. Please confirm hazardous material testing and abatement are not included in the scope of work.	<b>Hazardous materials testing is not included in scope.</b>
25	25. Please clarify why the schedule was reduced, and if the AE portion is to be completed at a schematic level only.	<b>AE Will provide full Bid Sets and Specs.</b>
26	26. Please clarify if all Government stakeholders and end-users are aware and prepared for these swing spaces.	<b>Yes</b>
27	<b>Please confirm that Life Safety upgrades are not part of this scope.</b>	<b>AE to meet or exceed local Permit Codes.</b>
28	28. Please confirm that all FFE are government furnished government installed. AE assumes that all FFE (IT/AV,	<b>Correct.</b>

	Security, Workstations, etc..) are selected by the Government and shall only be coordinated by the AE.	
29	Please confirm that base building infrastructure and structure are existing to remain.	<b>Correct.</b>
30	Is there a contact on site?	<b>Yes.</b>
31	Is there a specific meeting place at each location? Front of building? Or something similar?	<b>Project meeting can be held at AE office or Site. Meeting room can be provided.</b>
32	How many floors within OJS do the 150,000 SF encompass?	<b>3 and half Floors</b>
33	Confirm the work at 501 NY Ave is on one floor – or multiple floors?	<b>Multiple floors</b>
34	SOW B.1 Confirm the electrical system assessment is for OJS only or is an assessment required of 501 NY as well?	<b>Electrical Assessment should cover all project components.</b>
35	B.1.g – Confirm if AV and IT design services are required, or A/E coordination with in-house or third-party AV/IT (and Security) consultants only? Is AV/IT work included in general contractor's scope or AV/IT contractors will be independently contracted by DGS?	<b>Yes, AV and IT Services is required - DGS will make final determination on the vendor. Sperate AV and IT sheets/ specs are expected.</b>
36	SOW B.1.i. – Structural Engineering is only referenced under Title II services. Confirm if Structural shall be included in the Title I services under A/E?	<b>YES</b>
37	SOW B.5 – Confirm A/E are <b>obtaining</b> the permit vs providing documentation to submit for the permit. B.5 states GC shall pay permitting fees. SOW B.8 states building permit fees are reimbursable – conflicting statement if GC is paying permit fees.	<b>The A&amp;E is to submit applications for permits. The GC will obtain permits and pay fees.</b>
38	SOW B.9 – AE requirement of only four (4) client meetings during Title I services feels light. Especially considering the use of Video/Web meetings. Plan for weekly web-meetings throughout duration of Title I services?	<b>Four (4) presentation meetings as mentioned in the SOW- AE to plan for virtual bi weekly meetings during Title I services.</b>

39	SOW B.11 – AE to attend sixteen (18) meetings. Confirm 16 or 18 meetings. MEP to attend eight (9) site visits. Confirm 8 or 9 visits.	<b>This is a Typo- please assume 18 and 9.</b>
40	Confirm extent of furniture services. Is purchase management included in A/E scope?	<b>Furniture Drawings, BOM, and Specs is required only. No purchase Management Services.</b>
41	Are book format specifications required?	<b>YES</b>
42	Can you confirm that if prime contractor is certified by DSLBD as small, local or disadvantaged business enterprise, it is not required to comply with 35% dollar volume of the contract to be subcontracted to SBEs?	<b>As a certified DSLB, SBE, CBE you are exempt. The SBP Form is required defining your firm as DSLB.</b>
43	Are attendance at the site visits and pre-proposal conference required in order to submit a proposal?	<b>No – However, not attending the site visits may prove to be a disadvantage.</b>
44	Will the attendance lists for pre-proposal conference and for the site visits be shared?	<b>Yes – Posted to the DGS Website</b>
45	P3 A.4 – When will the Agreement for Architectural / Engineering Services (“Form of Contract”), referenced as Attachment F, be issued?	<b>TBD- DGS will first issue Notice of Award. The contractor must meet all compliance requirements.</b>
46	P16 D.3.1-B – Can the Past Performance Evaluation forms be for any relevant project or does it have to be for a past DGS project?	<b>Yes - Past Performance Evaluation for any relevant project. These projects MUST include secured command center AV and IT and Detention Facilities with holding cells.</b>
47	Is it true that the Offeror has to provide indicated Cost of A Payment and Performance Bond?	<b>No</b>
48	Can the submission date of the proposal be extended?	<b>The due date has been extended to October 2, 2020</b>
49	There are 2 different schedules shown in the RFP. Which schedule is applicable to the project?	<b>The schedule is flexible. DGS would like the contractor to propose a viable schedule.</b>
50	The schedule on page 6 indicates the same dates for CD development and permit acquisition. Will this revised?	<b>The schedule is flexible. DGS would like the contractor to propose a viable schedule</b>

51	Who is responsible for permit fees? The A/E firm or the General Contractor. If it is the GC, will a GC be on board during the permitting phase? The RFP, Section A.1., says the GC will be engaged based on construction documents.	<b>The A&amp;E is to submit applications for permits. The GC will obtain permits and pay fees.</b>
52	If the A/E is responsible for permitting fees, will the A/E team be reimbursed?	<b>N/A The A&amp;E is to submit applications for permits. The GC will obtain permits and pay fees.</b>
53	Can you share any presentation that was made during the pre-proposal conference?	<b>No presentation was used. The site visits provided additional information and visual content required.</b>
54	<p>We are very interested in submitting a response, however we do not meet the requirement of having 51% of our staff be DC residents. Our company is a small, woman owned DC Corporation, but our office is now located in Falls Church because most of our staff lives in No VA.</p> <p><b>B.6.2 First Source Employment Agreement and Employment Plan</b></p> <p>The A/E shall ensure that at least fifty-one percent (51%) of each subcontractant's and subcontractor's employees hired after the effective Contract, or after such subcontractant or subcontractor enters into a contract to work on the Project shall be residents of the District of Columbia. This percentage shall be applied in the aggregate, and not trade by trade. In addition, the contractor shall make commercially reasonable best efforts to comply with the workforce percentage established by the recently adopted amendments to the First Source Employment Agreement Act of 1984 (D.C. Code §§ 2-219.01 <i>et seq.</i>) and any implementing regulations.</p> <p>If there is any chance that this requirement would not apply to us due to our over-riding diversity status, please let me know and we would love to provide a proposal</p>	<b>This is intended to ensure additional labor if required is first sought through the DC DOL.</b>