

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF GENERAL SERVICES



EXHIBIT 1

REQUEST FOR INFORMATION (RFI)

[ATTACHMENT WILL APPEAR ON THE FOLLOWING PAGE]

DOCUMENT	REQUEST FOR INFORMATION (RFI) – PART 1
PROJECT	DALY BUILDING SWING 501 NEW YORK AVENUE
SOLICITATION NUMBER	DCAM-23-CS-IFB-0007
QUESTIONS DUE DATE	AUGUST 30 TH 2023

SN	QUESTION	ANSWER
1	Is the building permit available for this project from DOB?	Yes the building permit review is completed by DOB and ready for issuance pending inserting the GC name to issue it. Contractor to immediately coordinate with DGS upon award. Any fees to DOB related to obtaining the building permit shall be reimbursable to the contractor under the existing project allowance.
2	Are there any special qualification required to receive an award?	Yes. Please refer to Attachment J.3 (Scope of Work), Section 01 10 00 (SUMMARY), Sub-Section 1.12 - BIDDER'S QUALIFICATIONS AND SPECIAL STANDARDS OF RESPONSIBILITY
3	Are there file size limitations for electronic submissions?	Yes, there are file size limitations. On the DGS bid submission portal, there are three fields where files can be uploaded. The Required field has a file size limit of 100MB, one Optional field

		has a file size limit of 100MB and the other Optional field has a file size limit of 50MB.
4	Do you have a cost range for DCAM-23-CS-IFB-0007 Daly Building Swing 501 New York Avenue?	The Department expects the bidder's to provide a fair, reasonable and realistic price in accordance with the Scope of Work.
5	The division 28 specifications section 280500.2 seems to indicate that the Division 28 contractor is responsible for all of division 27&28 systems conduit. Please clarify that this accurate or if Division 26 Electrical Contractor will be responsible for the conduit	The solicitation places the responsibility of coordinating the project scope, including all Specifications Divisions, on the General Contractor (GC) as the Prime. It is up to the GC to divide the work between their subcontractors to ensure that there are no gaps in the scope and no gaps within and between the Specification Divisions.
6	REF Drawing: FP1.0, FP1.1; 211316 – Dry Pipe Sprinkler System. The proposed preaction system creates a delay in water release/discharge in a fire event. Further, extensive fire alarm devices, working in conjunction with system operation, will be required for each cell/room designated for preaction protection. A preaction system does not appear to be appropriate for this application. Please advise on the intent of incorporating a preaction system.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
7	REF: All FP Drawings REF: All Division 210000 Please confirm the following: 1) The building is not required to be annunciated by floor/level. Basement, 1 st , 2 nd , attic – (4) zones. 2) The attic shall be protected by a wet-pipe sprinkler system.	1)All flow and tamper switches at floor control valves shall be annunciated to the fire alarm system. 2)The attic shall be protected by a wet-pipe sprinkler system, ordinary hazard, group 1 classification, as indicated on drawing FP1.3

8	Please confirm if the revision of the permit set dated 6/27/23 is the final for the permit submission set. If the permit set is in ongoing and working progress when bidder will expect to get the permit set for accurate and final lump sum pricing for the job?	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
9	The scope of work requires that the contractor responsible for the permit cost, please confirm if the Owner-controlled Allowance includes the permit fee and permit expedited fee allowance since we do not know the status of the permit documents at the bidding time.	The Building Permit is approved and awaiting GC selection for issuance. All other permits to be the responsibility of the awarded GC.
10	Please confirm that DGS has already hired a design team for the job and designer cost and construction administration are excluded from the scope of this proposal.	Confirmed
11	Please confirm this project does not require any LEED certification or other sustainable certification.	LEED (or other sustainability certification) is not required
12	Please confirm that the bidder should include the Owner-controlled allowance of \$750,000 (Allowance 1 to allowance 4 per SOW) in the CLIN001 of the bid form.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
13	Is there any HAZMAT report for the work? Or it will be covered by the provided Owner -Owner-directed allowance that is included in CLIN001 if No please provide the HAZMAT report and Abatement allowance for the project.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
14	Please confirm the scope of work excluding any FF&E and medical equipment/supply	Refer to legend on floor plan sheets A1.0-A1.2. FF&E that is dashed and noted is not in contract. FF&E that is solid and noted to be by contractor is in contract.
15	Please confirm DGS will move and store any existing furniture or contractor. If that is the contractor's scope of work, please provide the quantity and list of items to be storage.	Contractor will not be responsible to move and store existing furniture. All remaining furniture to be considered a part of the construction waist/demo.

16	Is there any restriction of interruption time for the existing camera, security, and IT during the construction of the new project?	No restriction of interruption time. Building will not be occupied during construction
17	Attachment J.16 Form of Offer letter and Bid form, Deduct alternate CLIN 002A call for a deduct alternate Per section C.4.1. However Section C.4.1 in the IFB is listed as Add Alternate NOT deduct alternate. Please clarify.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
18	Attachment J.16 Form of Offer letter and Bid form, Deduct alternate CLIN 002C & 002D Seems to be the same description. Please refer to Section C.4.4 of IFB. Which the base bid shall be for all new 21 cells. And the Deduct alternate shall be for the 5 cells to be without bunks, fixtures, Cameras, lights, etc. Please clarify.	<i>J. 16 – Form of Offer Letter and Bid Form</i> is accurate in describing deduct CLIN 002C and 002D. (Refer to section 01 23 00 3.1)
19	Can you please provide Hazardous material report as well as Universal waste report	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
20	Attachment J.16 Form of Offer letter and Bid form, Deduct alternate CLIN 002E in accordance with Section C.4.4 of the IFB. However, in the IFB is section C.4.5. Please clarify.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
21	Please confirm that the architect has a direct contract with the owner for CA services and that the GC shall not include any other additional architectural or CA services in the Lump Sum.	Confirmed.
22	During the site visit it was mentioned that the architect has already submitted the permitting set to DOB. Attachment J.3 Scope of work - Part 2 Item D call for the contractor to be responsible for preparing and submitting all the required permits. Can you please clarify if this includes the Building Permit and Fees related? if the GC is responsible for paying the Building permit what allowance should be carry?	See answer to question #9.
23	Please confirm that the building will be unoccupied during the renovation	Confirmed.
24	Attachment J.3 has DIVISION 01 GENERAL REQUIREMENTS section dated February 15th, 2023, however attachment J.2 has a DIVISION 01 GENERAL REQUIREMENTS dated December 23, 2022. Please Confirm that the one to follow is the one dated February 15th, 2023, in attachment J.3	Confirmed.
25	Please confirm if the anticipated construction start date is November 15,2023?	The Start date is based on the Notice to Proceed and will be determined after an award is made.

26	REF: Appliances/Sheet A1.1 Please confirm if the GC is responsible for furnishing and installing all appliances? For example on drawing page A1.1 shows a refrigerator	Refer to legend on floor plan sheets A1.0-A1.2. FF&E that is dashed and noted is not in contract. FF&E that is solid and noted to be by contractor is in contract.
27	REF: Drawing Sheet A1.1 Please confirm the dark blue highlights and light blue highlights on drawing page A1.1 are to be furnished and install by the GC? Such as the B.O.S.S Chair, floor mounted detention seating?	See answer to question #26.
28	REF: Finish Legend The finish floor plan Legend on Drawing Pages A1.0, A1.1, and A1.2 does not match the floor plan drawings. Please clarify the finish floor pan?	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
29	REF: Drawing Sheet A1.3/ Bluefin Report On Drawing sheet A1.3 note D, it says please read bluefin report for additional envelope scope details on the roof, windows, and walls. Can you please provide a copy of the bluefin report?	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
30	REF: Sheet A1.3, Detail 2 Please provide further structural attachment details for new metal grate in the attic.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
31	REF: Alternates: CLIN003: Fencing In the Specifications Set Documents it states there is a CLIN003 for an install of fencing at the vehicle sallyport. There is not a CLIN003 on the Bid Form. Please confirm if CLIN003 is required on bid form?	CLIN003 is not required.
32	REF: Alternates Please clarify which form is correct for the list of alternates, is it the Bid Form or Specification Set Schedule of Alternates on Division 012300 page 27. Both documents lists different Alternates.	See answer to question #18. <i>J.16 – Form of offer Letter and Bid Form</i> supersedes.
33	REF: Missing Drawing Pages There's a drawing Set called Envelope that is missing from the drawing set. Can you please provide?	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
34	In Section L.17 Instruction to Bidder's, #4 states to list the key personnel in C.6 however, C.6 does not discuss key personnel. Please clarify.	Section L.17 Instructions To Bidders, subsection 4 is hereby revised as "A list of the key personnel identified in

		Section C.10. The information shall include resume indicating the years of experience and relevant experience completing similar work:
35	In Section L.17 Instruction to Bidder's, #14 asks us to reply to L.16. In L.16, it discusses key personnel. Do we need to discuss key personnel in L.17 #14 and L.17 #4	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
36	Please clarify if each key personnel need a response to the Bidder/Prime Contractor must submit documentation that it has performed outreach to Disadvantaged Business Enterprises (DBE) for procurement of construction, equipment, services, and supplies. Documentation of DBE outreach efforts can consist of a phone log, emails, and/or internet postings, sent to Certified DBEs, along with an explanation of the responses from the DBE contractors.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
37	Please clarify if each key personnel need a response if the Bidder/Prime Contractor intends to utilize specialty contractor(s) as subcontractors for any specialty work depicted in various sections of the specification, the Bidder/Prime Contractor shall provide evidence to demonstrate the capability and responsibility of the proposed sub-contractor(s).	Key Personnel requirement only applies to prime contractor.
38	Please confirm Attachment J.16 Form of Offer Letter/Bid Form contains correct Alternates to be priced for this project. Alternate 002A requests a deduct to remove five-year warranty on Detention Systems. J.2 Specification Set Section 012300 requests an alternate for additional warranty on Detention Systems.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
39	Attachment J.16 indicates an Owner Allowance of \$750,000 referencing Specification Section 012100 3.3. The section in the specification set states an owner allowance of \$100,000. Please confirm which is correct.	Owner allowance will be set at \$750,000. Section 012100 of the Specification Set is hereby revised from \$100,000 to \$750,000.
40	Please provide the completed Door Frame and Hardware schedule. Hardware sets listed do not match with what is included in Specification Section 087111 and are blank in many instances.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
40.A	Please provide specification for exterior windows.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].

41	Please provide the completed Finish Schedule and Room Finish Schedules. Most products are not specified and there are multiple conflicts between Schedules on A12.0.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
42	According to CIV100, significant work occurs outside of existing property line including paving, generator etc. Please confirm coordination for this work in public space will be performed by DGS/MPD.	General contractor is required to coordinate all work in public space including obtaining applicable permits.
43	Note 17 on A1.1 calls for new stairs and landing. Please provide details. Does this include a new handrail?	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
44	Index of Drawings on G0.1 indicates Envelope drawing package. This does not seem to have been issued. Please provide.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
45	Please provide details for new ADA lift. Does lift require a new footing? No Structural Drawings were provided.	Due to the volume of RFIs received, Response to this question will be included in Addendum No. [5].
46	Please provide basis of design for Overhead Section Door.	Basis of Design for Overhead Sectional Door is Rytec High Performance Doors.
47	Please provide basis of design and elevation for new Lockers.	Basis of Design for lockers is 15x15 single tier athletic locker by Penco.