

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**RiverSmart Schools Installation of Low Impact Development Stormwater Measures and
Outdoor Education Features**

Solicitation No.: DCAM-14-CS-0100

**Amendment No. 3
Issued: March 25, 2013**

This Amendment No. 3 is issued and hereby published on the DGS website on March 25, 2014. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1 Extension of Request for Proposal Bid Submission Deadline

The Request for Proposal submission deadline is extended from Wednesday, March 26, 2014 at 2:00 pm until Friday, March 28, 2014 at 2:00 pm.

Item #2 Attachment A RiverSmart Schools Low Impact Development Project

Insert: Latin American Montessori Bilingual Public Charter School LAMB-(PCS) concept design (Attachment 1)

Item #3 Responses to Questions about the Solicitation

Below are responses to questions received about the Solicitation:

1. The DDOE PM stated during the project walk-thru’s at the 3 schools that the lump sum contract value for this RFP solicitation could not exceed \$275,000. It appears that the Design/Build process required to complete all 3 projects will exceed that amount, if we are to provide the scope shown in the concept drawings and narratives. Please confirm if this is the case, or if the price can exceed that amount.

The not to exceed amount stands at \$275,000 for the three (3) sites.

2. Are the efforts/costs devoted to each school meant to be similar or is the great disparity in scope intentional (specifically regarding the McLeod Bethune Day Academy)?

Based on the scope of work in the RFP, the effort/costs for each school site vary.

3. Will the cistern be furnished by DDOE at the Washington Yu Ying Public Charter School (for installation by the contractor)?

Yes. Please see Section B.1.3.1 of the RFP and visit <http://www.bushmanusa.com/265-gallon-slimline-rain-tank> for details about the cistern.

4. Should we assume the cistern is above ground at Washington Yu Ying Public Charter School?

Yes.

5. Has the location of the cisterns been identified for Washington Yu Ying Charter School?

No.

6. Is DDOE sourcing the black locust and cedar logs for educational seating at Washington Yu Ying Charter School (page 9 of 33)? Sourcing for this size and type of log is questionable.

This sourcing of the black locust or cedar logs for educational seating is DDOE's recommendation. Offerors may propose alternate but equal solutions, subject to DDOE's approval.

7. Washington Yu Ying Public Charter School. The google maps image (Figure 1) indicates a "3. Covered classroom with cistern connection." (p.8), the written requests states: "outdoor seating sized for twenty elementary school students ", clarify if the "outdoor seating area" has to be covered or not.

The outdoor classroom does not need to be covered.

8. Washington Yu Ying Public Charter School. The google maps image (Figure 1) indicates placement of two rain gardens /bioretention cells, but when we were on-site the second area of standing water was located south of the play equipment across from the building entrance. Please clarify.

The Contractor shall perform a field survey of the area needed to construct the proposed BMPs and their drainage areas.

9. Will the cistern be furnished by DDOE at the Latin American Montessori Bilingual Public Charter School LAMB-(PCS) for installation by the contractor?

No. The Contractor shall purchase and install a cistern fit for the LAMB-(PCS) site.

10. If the concept designs are more than references, the two concept designs for LAMB-PCS are conflicting. Please clarify which items, if any, should govern.

The applicable concept design for the LAMB-PCS is the design provided at the pre-bid and site visit sessions and included as Attachment 1 to this amendment.

11. Has the location of the cisterns been identified at the LAMB-PCS site?

Yes, see concept design provided as Attachment 1 to Amendment 3.

12. Should we assume the cistern is above ground at LAMB-PCS?

Yes.

13. P12 – Please further clarify what is meant regarding “compost logs” which are to be installed at the LAMB-PCS.

Compost log (also known as compost filter sock or filtrex) is a type of contained compost filter berm. It is a mesh tube filled with composted material that is placed perpendicular to sheet-flow runoff to control erosion and retain sediment in disturbed areas.

14. During the site visits, the educational/garden area for Mary McLeod Bethune School was noted as one of the areas to be included in the permeable pavement installation. Will a new educational/garden area need to be installed there?

In addition to the permeable infiltration project by the basketball court area, the outdoor classroom component can be constructed by expanding the existing raised bed garden. The existing raised beds can be relocated upon approval by the DDOE

15. P10 – Both the LAMB School and the Washington Yu Ying School described the requirement for creating a curriculum to engage students, teachers, and volunteers to plan for a period of two (2) hours. There is no mention of this in the project description for the improvements at the Mary M Bethune Day Academy. Will development of this curriculum be needed at this school as well?

The Contractor does not need to develop classroom curriculum. We are asking the contractor to allow students and teachers time to be involved in the installation of BMPs. The best scenario is involving students during the planting of plants. This planting date(s) will be discussed at the school level to sync with each school calendars.

16. P 10 – Figure 2. Mary M Bethune Day Academy denotes a Bioretention facility. The project description does not reference a Bioretention facility. Does the project include a Bioretention facility at this school? If so, what is the estimated size of the practice?

We are seeking permeable pavers at Mary M Bethune Day Academy instead of bioretention BMP. Please see Section B.1.3.2 of the RFP.

17. P 10 – Figure 2 Mary M Bethune Day Academy denotes a structural evaluation of roof for potential greening. Please clarify as there is no mention of this in the project description. If this structural evaluation is required, are as-built construction drawings available for the school structure/roof?

The greenroof structural analysis has been omitted from the scope of work.

18. Can an image or drawing of the 265 gallon cistern to be provided by DDOE for Washington Yu Ying Public Charter School only?

Yes, please visit <http://www.bushmanusa.com/265-gallon-slimline-rain-tank> for details.

19. Can these projects be completed consecutively or are they to be performed at the same time?

The construction schedule decision is up to the awarded contractor. It may be more cost-effective if the three project sites be completed consecutively in accordance to the school schedule.

20. P3 - All 3 sites must be completed in 300 days. Are there work day limitations due to school activities?

There are and it will be discussed when we meet at the first charette meeting. The three schools have varying test dates and school days off.

21. Is it the intent of the Owner (District) for the Design-BUILDER (Contractor) to provide what is shown on the concept designs for each school? Or is it up to the Contractor's team to develop their own scope of work in order to best serve each location?

The Contractor shall utilize the existing concept designs as a guide for the development of site and stormwater management plans with demolition and sediment control details as described in the RFP. The plans for each location shall be approved by DDOE.

22. Will project elements be prioritized by DDOE staff alone or by DDOE in conjunction with the design-build team?

The project items will be prioritized by DDOE and the D&B team, with occasional meetings with the school teams. .

23. Is the design-build team (Contractor) responsible for developing the educational curriculum as the solicitation implies?

No.

24. P 6 – Section B.1.2.2 stated states that “Additional Percolation Tests and studies of area geology, soil types, and depth of water will only be necessary if required by permit reviewers.” Please clarify how the Contractor is to be reimbursed for these test and studies.

The Contractor shall provide percolation tests, as required. The costs associated with tests shall be included in the Offeror's proposed price for all three sites.

25. P 6 – Section B.1.2.2 stated that the Contractor shall perform field reconnaissance of existing conditions and survey study area including the drainage area. Is the contractor required to field survey the entire school area within the School ROW or only the area needed to construct the proposed BMPs and their drainage areas?

No. The field survey should only be conducted for the proposed BMPs and their drainage areas.

26. P 8 – The last sentence on this page states that the proposed Bioretention cell shall be designed for a 1.2” storm event; however Section B.1.2.4.1 states that at a minimum the first 1 inch of rain event should be detained in Bioretention system. Please clarify.

The BMPs shall be designed for a 1.2” storm event as described in Stormwater regulations provided in Attachment B to the RFP.

27. P 9 – Please confirm whether ADA compliance will be required for the outdoor seating area(s).

No, ADA compliance is not required.

28. P13 – Section B.5 states that the Contractor shall provide a 2 year warranty for the work completed. Please confirm that the 2-year warranty does not require the contractor to mitigate/repair for vandalism to the construction improvements.

The warranty to be provided by the Contractor shall cover any structural issues with the installed BMPs and shall include at a minimum.

- a Addressing any unanticipated erosion problems in the construction area;
 - b Replanting vegetation if more than 15% (as defined by canopy coverage) dies; and
 - c Replacing or repairing any bioretention structure that is damaged or has failed due to storm events.
29. P 14 - B.6.12.3 – Will the contractor be permitted to use water supplied by the School(s) for plant maintenance?

Yes.

30. Are utility record drawings available for each school?

No. The Contractor shall contact Miss Utility for utility line information.

31. If through utility research, groundwater testing, and/or infiltration testing it is determined that the proposed practices are not feasible as shown, what level of additional stormwater management practices will the Contractor be required to provide and how will the fee for this work be established.

In the event the proposed practices are not feasible, the DDOE will reevaluate those practices and determine the revised requirements. The impact of the revised requirements on the Contractor's cost, whether an increase or decrease, will be negotiated.

32. Could a proposal include the design intention of below-ground cistern(s) as possible storage for roof runoff that is not able to be collected at a building's foundation such as Yu Ying or LAMB project sites?

No. The cisterns shall be above ground for educational purposes.

33. What is the relevance of the Davis -Bacon Wage Rates to this project? Does that mean if you have a bobcat used on a site then the Power Equipment Operator (Heavy and Highway construction Group 6) rate applies? Does the offeror have to provide documentation of that? Even if the employee is salaried?

As described in Section B.4.1 of the RFP, the Davis-Bacon Wage Rates are applicable to this project. The Davis-Bacon Act requires that all contractors and subcontractors performing on District contracts in excess of \$2,000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits listed in the contract's Davis-Bacon wage determination for corresponding classes of laborers and mechanics employed on similar projects in the area. Please visit <http://www.dol.gov/compliance/guide/dbra.htm> for additional information including recordkeeping and reporting requirements.

34. All proposals must be submitted with Irrevocable Letter of Credit that is properly notarized is all that is needed as an alternative to a Bid Guaranty Certificate. Is that correct? If so, do you still have to submit Attachment G Bid Bond Form?

Please see Section H of the RFP, Bonds, which states in part that the Offeror must submit a Bid Bond in the amount of 5% of the Offeror's proposed total price. This requirement can be fulfilled through the submission of the Bid Bond form provided as Attachment G to the RFP or as an alternative the Offeror shall submit a Cashier's check or an irrevocable letter of credit. The Cashier's check and irrevocable letter of credit must be accompanied by the Bid Guaranty Certification provided in Attachment H.

35. If a company was previously a LSDBE corporation and the certification lapsed. If the company applies to be recertified as a CBE or LSDBE, how does affect whether any points will be awarded due to the applicant status even if pending?

Please see Section C.1 of the RFP which states that in order to receive preferences as a certified business enterprise "A copy of the certification acknowledgement letter must be submitted with the Offeror's proposal." Additionally, the Offeror must be certified at time of award and remain certified throughout the term of the contract.

36. Can we assume that only one (1) Project Management Plan (PMP) is needed for the entire RFP and not three (3) separate PMP's for each site?

Yes.

37. Also " Trinh Doan mentioned during the pre-bid meeting that the project did not require an extensive PMP, but did require a scheduling spread sheet in excel format as outline in B.10 Software Requirements (p.15). After reviewing E.4.1.6 Project Management Plan (p. 25), the PMP seems more involved than Ms. Doan indicated. Can you elaborate what scope of coverage the PMP should address? Does the RFP require software based PMP or can it be hardcopy? Is there a Project Management Plan template you can provide for this type of project?"

The DDOE is seeking a PMP that provides at a minimum in a clear and organized manner the Offeror's:

- a Management approach;
- b Team organization;
- c Quality control procedures;
- d Cost control mechanisms;
- e "In-house" disciplines, specialty consultants and subcontractors, the percentage of time each will devote to the project;
- f Customer servicing;
- g Technological support mechanism (CADD, Project Management software, etc.);
- h Coordination of all resources to achieve project objectives. Software mechanisms are optional. A clear excel spreadsheet will suffice.

38. Can a prime contractor who does not have a CBE or LSDBE certification and has no subs hired after the contract was awarded, still be considered for this RFP? Understanding that the offeror (potential prime contractor) will forfeit any points (5pts total) for LSDBE Compliance/Utilization category during the evaluation process.

No. Please see Section C.2.1, Mandatory Subcontracting Requirements.

By:  _____
JW Cahum
Associate Director/Contracting Officer

Date: 3/25/14

-End of Amendment No. 3 -

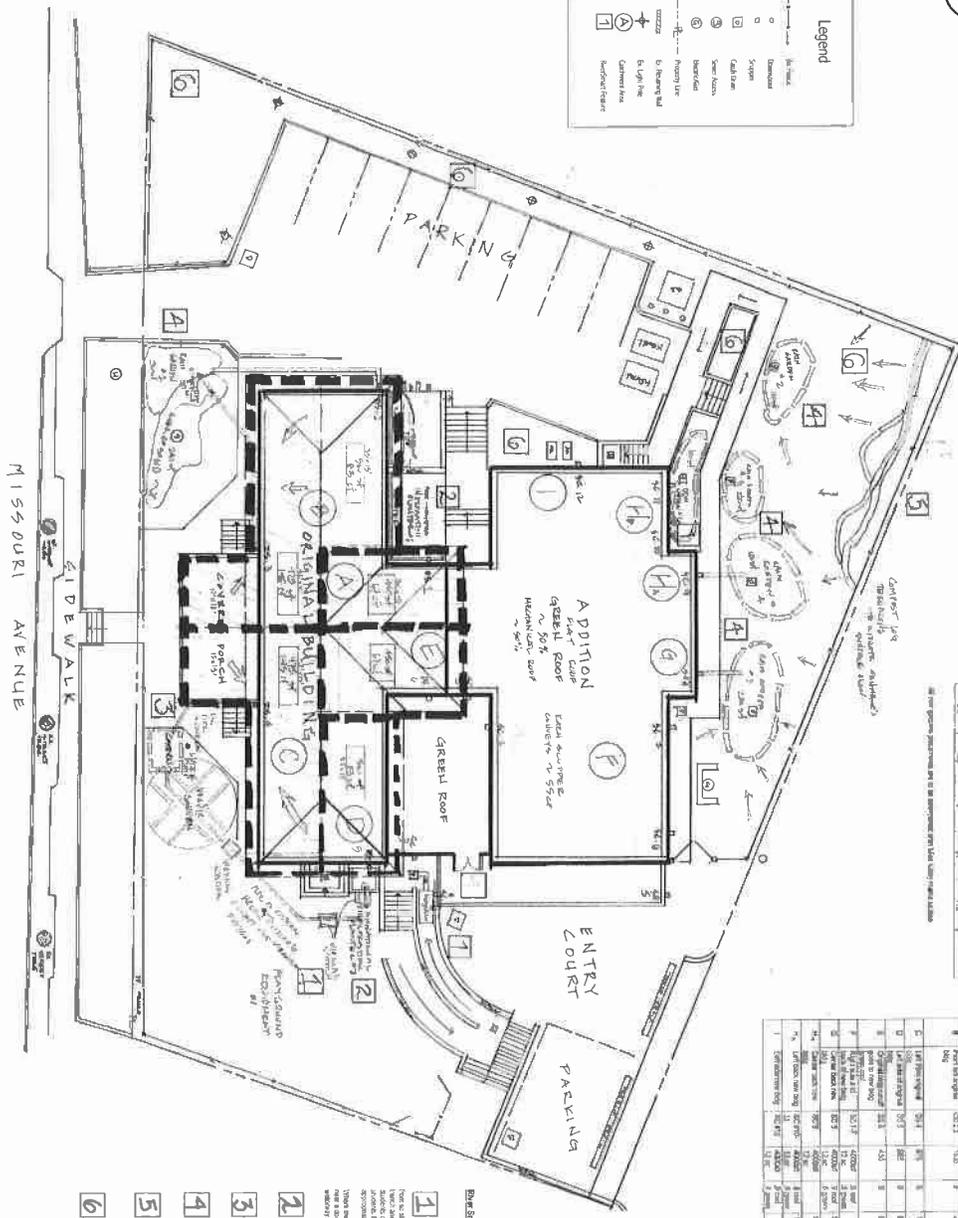
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Attachment 1



Legend

- In. Wall
- Room
- Scope
- ▭ Call Room
- Seat Area
- Bar/Seating
- Roomy Use
- Rooming Unit
- Light Pole
- Current Flow
- Modified Feature



See the program description on the accompanying plan sheet for details.

Room	Room No.	Area (sq ft)	Priority	Room No.	Area (sq ft)	Priority	Room No.	Area (sq ft)	Priority
1	101	1,200	1	2	1,500	2	3	1,800	3
2	102	1,500	2	4	1,200	4	5	1,000	5
3	103	1,800	3	6	1,500	6	7	1,200	7
4	104	1,200	4	8	1,000	8	9	1,500	9
5	105	1,000	5	10	1,800	10	11	1,200	11
6	106	1,500	6	12	1,000	12	13	1,500	13

Callout Details

Callout	CA Description	Area (sq ft)	Priority	Notes
1	101 - Classroom	1,200	1	101 - Classroom
2	102 - Classroom	1,500	2	102 - Classroom
3	103 - Classroom	1,800	3	103 - Classroom
4	104 - Classroom	1,200	4	104 - Classroom
5	105 - Classroom	1,000	5	105 - Classroom
6	106 - Classroom	1,500	6	106 - Classroom

- 1** **Method of Construction**
The addition shall be constructed in accordance with the requirements of the International Building Code (IBC) and the Missouri State Building Code. The addition shall be constructed with a minimum of 2" concrete over a 4" steel deck. The addition shall be constructed with a minimum of 4" concrete over a 4" steel deck. The addition shall be constructed with a minimum of 4" concrete over a 4" steel deck.
- 2** **Foundation**
The foundation shall be constructed in accordance with the requirements of the International Building Code (IBC) and the Missouri State Building Code. The foundation shall be constructed with a minimum of 12" concrete over a 4" steel deck. The foundation shall be constructed with a minimum of 12" concrete over a 4" steel deck.
- 3** **Chairs**
The chairs shall be constructed in accordance with the requirements of the International Building Code (IBC) and the Missouri State Building Code. The chairs shall be constructed with a minimum of 12" concrete over a 4" steel deck. The chairs shall be constructed with a minimum of 12" concrete over a 4" steel deck.
- 4** **Roof Details**
The roof shall be constructed in accordance with the requirements of the International Building Code (IBC) and the Missouri State Building Code. The roof shall be constructed with a minimum of 4" concrete over a 4" steel deck. The roof shall be constructed with a minimum of 4" concrete over a 4" steel deck.
- 5** **Change Order**
The change order shall be constructed in accordance with the requirements of the International Building Code (IBC) and the Missouri State Building Code. The change order shall be constructed with a minimum of 4" concrete over a 4" steel deck. The change order shall be constructed with a minimum of 4" concrete over a 4" steel deck.
- 6** **Material Performance**
The materials shall be constructed in accordance with the requirements of the International Building Code (IBC) and the Missouri State Building Code. The materials shall be constructed with a minimum of 4" concrete over a 4" steel deck. The materials shall be constructed with a minimum of 4" concrete over a 4" steel deck.

This plan was prepared for the Missouri Department of Education, Division of Statewide Assessment, and the Missouri Department of Transportation, Division of Transportation Planning and Design. The plan was prepared by Riverview Schools & Preliminary Storm Water Management Plan.

Riverview Schools & Preliminary Storm Water Management Plan

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