

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 1**  
**To**  
**Request for Proposals No. DCAM-20-AE-0015**

**ARCHITECTURAL/ENGINEERING SERVICES REEVES CENTER MODERNIZATION**

**Issued: July 20, 2020**

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This Addendum No.1 is issued and hereby published on the DGS website on **July 20, 2020**. Except as modified hereby, the Request for Proposals (RFP) remains unmodified.

**Item #1:** Solicitation Issue Date: **July 1, 2020**

**Item #2:** Pre-Proposal Conference & Site Visit: **July 8, 2020 and July 15, 2020** at 1:00 p.m. 2000 14th Street, NW, Washington, DC 20009

**Item #3:** Last Day for Questions: **July 16, 2020** at 12:00 p.m. email to Tracy Birkett and Sayed Hares at [cp.contract-spec7@dc.gov](mailto:cp.contract-spec7@dc.gov) and [hares.sayed@dc.gov](mailto:hares.sayed@dc.gov)

**Item #4:** Proposal Due Date: **July 24, 2020** at 2:00 p.m. electronic submission with hard copy and flash drive delivery to Tracy Birkett (postal stamped by 7/24/20).

**Item #6:** Point of Contact: Tracy Birkett,  
Contract Specialist  
Contracts & Procurement Division  
1250 U Street, NW, 3rd Floor  
Washington, DC 20009  
[cp.contract-spec7@dc.gov](mailto:cp.contract-spec7@dc.gov)


**Item #7** –Attachments NOT applicable to A&E

Attachments C, E, F and G Bid Bond and Payment and Performance Bond Requirements do not apply

Attachment I - Davis Bacon Wage Rates do not apply to AE services

Attachment P Standard Contract Provisions for Goods and Services do not apply to AE services

Attachment S, this attachment does not apply, we will move forward with the Form of Contract

By:   
Franklin Austin, CPPB, CPM  
Contracting Officer

Date: 7.20.20

## DCAM-20-AE-0015 Questions

Whatever DGS has are CAD files and it will be shared only with the winning vendor for the security purpose.

1. Is the play area excluded from the SOW? **No**
2. Is the fencing / perimeter barrier excluded from the SOW? **No**
3. Is the irrigation system operational and/or in need of any repair? **It is the responsibility of AE to review and include in the design, where applicable**
4. Are there as-built drawings of the patio that DGS can share for vendors to review?

**No**

5. Are the patio drains two-stage drains or will this type of detail information be provided to the selected team?

**All information will be provided to the successful AE**

6. Is the patio outdoor lighting adequate or will any additional lighting enhancements be included in the SOW?

**Lighting work is out of the scope.**

*1.a Patio Reconstruction Work: The AE shall be responsible for taking a full survey to determine the best approach to design and subsequent construction of the patio by the general contractor to abate the water intrusion problem in the building. The work might require, selective demolition of existing patio, concrete work, replacement of water barriers membranes, associated drainage system to name a few.*

1. Since the patio is over a parking garage, to what extent is the A/E scope of work expected to extend in fixing water intrusion issues?  
**To repair and seal from further water penetration to lower levels.**
2. If water intrusion has caused structural damage, will we be responsible for designing structural repairs?  
**No**
3. Are there any existing studies, reports, or tests documenting the extents of water intrusion available to the A/E? Will the A/E be solely responsible for such analysis & testing?  
**No such report exists. It is the responsibility of AE to identify issues and design accordingly.**
4. On the patio, we noted that there are existing built-in planters (intensive plantings like trees) near the main back door. Are the planters leaking and are they part of the scope?  
**There is no current report of leaking from the planters. It is the responsibility of AE to review and act accordingly.**
5. We also noted in the walk through that there is a water feature located in the back. Is this water feature and associated equipment part of the scope?  
**No**
6. How extensive is the re-design of the patio expected to be? Are we talking complete overhaul? Or just touch ups, repairs, replacements, etc.?  
Complete overhaul is required to stop water leaking.
7. Are there existing fountains or other specific site features that are to remain, or desired to be added?  
**All existing features must be in place.**
8. How will any structural-weight capacity calculations be handled?  
**Please consider 110 lbs per sft.**
9. What resources do we have to determine how much weight can be added on top of the garage?  
**Replacement of the terrace must match the existing level.**
10. Are there existing structure design drawings/calculations?  
**It will be provided to the successful AE**
11. Are we looking at a completely new water proofing system for the entire patio area, or just repairs to existing?

Yes

12. Is exterior lighting going to be a component of this?

No

13. In the parking garage under the patio, is the concrete deterioration (spalling) in the garage is part of scope?

Yes

14. What will be the extent of client-user input be on the Design decisions for the Patio?

DGS Project Manager will be involved in reviewing the total design process.

15. Will we be producing multiple concept designs with feedback prior to advancing the 30% drawings?

Yes

16. Will we be presenting these options to the client team for approval?

Yes

17. Will graphic representations of the design be required to convey the concepts?

Yes

18. Is this a bare-bones utilitarian design, or will there be room in the budget for amenities and improvements that go beyond the minimum?

Project budget is limited. But the design document must convey a full blown design.

19. Are there agency, campus, or building specific design standards that are to guide our selections?

The District follows the requirements based on regulatory agencies. For aesthetic views DGS will work with the successful AE.

*1. b Replacement of Broken Doors and Improvement of the Loading Dock: The shall be responsible to survey with the building manager all broken doors, loading dock and its associated work.*

20. Can DC DGS please confirm which doors are part of the scope? Is it only the doors facing the patio and loading dock doors?

All the exiting doors opening to the terrace

21. Are there existing CAD files, and do they include the Patio area, or any exterior elements?

Yes

*1.c Skylight in the Vestibule Area: The AE shall survey the skylights in the vestibule area and make proper design via replacement of caulking, seals and broken glass to abate the water intrusion from the skylight area.*

22. Water testing will be required to confirm extent of work in addition to a survey. We recommend including that as part of the base scope.

This is the responsibility of AE on how they will ascertain the leaking. This is a complete replacement of terrace to stop further leaking.

23. During the site visit, we noted that there was evidence of water penetration, failed IGUs, and condensation at the lobby curtain wall. There is no mention of this in the scope. Please confirm that this is not part of the scope.

The scope issued with the RFP will govern.

*1.d Boilers Replacement Work: The AE shall provide design to remove two (2) existing hot water heating boilers and disconnects located in the penthouse mechanical room. The new boilers shall be electric heated and shall match the existing capacity of the 810-kw electrical load each to provide 2,763,700 btu/hour hot water capacity each. Design shall include connection to existing hot water piping and shall be provided with controls to interface with the existing sequence of operations. Controls shall be connected with the building automation control system for monitoring and operational adjustment. Air entrained water control shall be maintained or upgraded to assure proper air removal is provided with the new boiler installation. Design shall*

*provide verification and modification of the existing facility, if necessary, to allow removal and installation of the new boilers throughout the existing facility. Verify pumps are working properly and are within their useful life-cycle. Provide HAZAMT report if necessary. All building service outages shall be coordinated with the facility manager.*

24. Does the building have an existing smoke-purge system?

**Yes**

25. The SOW does not specify that the boilers be replaced in-kind with two (2) 810-kW units. Can the design incorporate multiple, smaller electric boilers? Or is it intended to be a one-for-one replacement? This will impact electrical as well.

**DGS intends to replace two boilers with two new boilers.**

26. How do the boilers operate? Primary w/100% back-up redundancy?

**During the design process the AE will work with the DGS to determine the back-up capacity.**

27. Do both boilers operate simultaneously during the winter?

**Please see the response 26 above**

28. What is the age of the electric boilers?

**Over 20 years**

29. Who is the control vendor?

**This information will be provided before the design process.**

*1.e AE shall prepare a design document with total segregation for construction of various components (from 1.a through 1.d above). The AE also shall prepare a cost estimate following the same process.*

30. The RFP stipulates that we provide CADD drawings as part of our deliverable. Do our drawings need to meet any particular drafting standards?

**It will be communicated before the design with the successful AE**

31. Are there layer naming/ line weight/notation style conventions which we would need to match?

**The answer to item 30 above applies here**

32. The RFP notes the A/E is responsible for furnishing "Guide Specifications and "Guide for Preparation of Cost Estimates." What is the significance of "Guide" for these items? Is this different from regular specs/estimates?

**This is an error on "guide specifications" as it does not exist. It will follow the AIA standards**

33. What is the anticipated turn-around time for the "peer-review" by DGS?

**One week from submission**

34. Given that there was a second site visit and the deadline for questions was extended, will the Agency consider extending the due date to allow proposers time to submit a more comprehensive proposal?

**No time extension will be granted.**

This is an AE project, NOT a construction project.

- The patio area has a broken fountain – is fixing this fountain part of the scope of work for this project? **NOT in the Scope**
- The storefront windows that are adjacent to the patio – do these need to be replaced and are they within the scope of work? – **Yes, needs to address in the design package**
- The water infiltration from the patio has caused damage to the garage beneath it and on the parking deck. Are renovations for this part of the center included in the SOW? **Yes**
- During the site visit, we saw that there was visible water damage at interior drywall ceilings, rusted light fixtures and water/rust staining on interior concrete walls/structure. Does repair of these items

fall inside this SOW? The question is vague. If these are adjacent to the areas, yes. Other interior work NOT included in the scope

- On the loading dock doors, there is damage to the façade from the water leakage. Please confirm if repairs to the façade are also part of the scope. Yes

- End of Addendum No. 1