

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 03**  
**To**  
**Invitation for Bid (“IFB”) No. DCAM-21-CS-IFB-0004**


**MPD Blue Plains Impound Lot Modernization**

**Issued: July 13, 2021**

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This Addendum No. 03 is issued on July 13, 2021. Except as modified hereby, the Invitation for Bid (“IFB”) remains unmodified.

- Item No. 01:** DGS responses to the RFIs are attached as Exhibit A.
- Item No. 02:** DELETE Attachment J.1 “Drawing and Specifications” in its entirety and REPLACE it with Exhibit B, which provides updated specifications.
- Item No. 03:** The relevant responses to the RFIs received during the previous round of solicitation for this project are attached as Exhibit C (published just for reference).
- Item No. 04:** The excel version of the Attachment 2 – Form of Offer Letter and the Bid Form is published along with this addendum as Exhibit D.
- Item No. 05:** The Site Visit attendance list is attached as Exhibit E.

**By:**   
Pamela Ford Dickerson  
Contracting Officer

**Date:** 07/13/2021

- End of Addendum No. 03

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



EXHIBT A

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



**DCAM-21-CS-IFB-0004  
MPD Blue Plains Impound Lot Renovations**

**EXHIBIT A  
Bidders Questions on IFB with DGS Responses**

<b>No.</b>	<b>Question</b>	<b>DGS Response</b>
1	Can we have the new “Bid Form Sheet”?	Yes
2	There are (3) small trees near the entrance, are those going to be removed? Looks like there is paving going in that area.	Yes, GC to remove trees
3	Trailer, is this under concrete pad, or Concrete block footings?	Concrete pad
4	The new Bid form sheet will show me which items are to Bid and which ones are Add Alternate pricing?	Yes
5	When is the start date of this project?	GC to pick up permit and all vehicles are moved to swing space. Tentative start date is August 2021.
6	Detail on sheet C-302 for Heavy Duty Asphalt Paving does not show prime coat, but prime coat is mentioned in the specifications for asphalt paving. Is prime coat required for this project?	Yes, spec 321216 is for asphalt paving, and 321313 is for concrete.
7	Is a herbicide treatment of the subgrade prior to stone placement?	Yes
8	Are DC Asphalt Mixes required or are SHA equivalent mixes acceptable?	DC Asphalt Mixes
9	What is the completion date for this project?	6 months from start date, cars will need to return to BPIL in 6 months from swing space.
10	Will any milling and overlay be required on Shepherd Parkway?	No
11	Please clarify the extents of the removal and reuse of the fence along the plan north side of sheet C200. Per note 2A selected fence should be removed for reuse. Are the points indicated the extent?	Yes – The two new gates are chain link fence gate as shown on C-303, all new surrounding fence shall match existing 8” high black metal picket fence. Remove the part of double fencing with adjacent property, salvage and

		re-use.
12	Please clarify if the bid opening will be at 1250 U Street (as shown on the front cover) or by dial in (as indicated in section L.16).	Completed by dial in.
13	Please confirm whether or not the existing wrought iron fencing can be reused?	Yes, will require some new fence
14	Please confirm if there can be a second shift, and if performed by a second crew, NOT categorized as overtime.	Yes
15	Please confirm that the Administrative Prefabricated Building can be substituted with a trailer, as indicated during the site visit Monday, June 28, 2021.	Please provide pricing for new Main building.
16	What are the project work hours for this project?	MPD will be moved out during construction, work hours day and night.
17	Are HVAC Controls stand-alone or BMS Tie-in? If BMS is require who is the BMS control contractor	HVAC Controls to be stand-alone.
18	Please provide the Specification for the project since the current provided in the link was corrupted and text is not readable.	It seems an earlier draft version was posted. See new Specs posted.
19	Please confirm this is a tax exempt project and bidder will exclude all tax in the cost	Yes Tax exempt
20	Is it the permit ready for construction ? if not has DGS file or starting the permit with DCRA?	Yes AE has started permit process and paying all permit fees, once ready GC will pick up permit only.
21	What is the extent of work for the existing security camera and infrastructure?	Card reader and camera's install will need to be sub out to TRICORE thru GC.
22	Any HAZMAT report available for the existing site?	NO not at this time.
23	Is the HAZMAT and Abatement in the scope of work? If yes, where should bidder include this item in the Exhibit 2 and bid form? Please advise.	Main building will need to be abatement before demo, proper disposal of main building required.
24	Regarding the car rack foundations, the details in the drawings that were generated by the structural engineer are diagrammatic and not for construction. Should the details change during the submittal process, they will be considered a change order. Please confirm	NO
25	In the preproposal conference for this project, it was noted that only the bid form changed from the original 2020 FB-DCAM-20-CS-IFB-0004 bid. Please confirm all RFI responses from the 2020 bid are valid for this project, specifically:	See attached, delete the following Q/A from the first round of Q/A, see attached. # 5,15,16,20,21,28,31,36,56 and 57.

26	RFI No. 1, 2, 6-10, 12-13, 15, 22, 24-27, 32-33, 35, 37-40, 44, 47, 49, 51-54 in Addendum 3	See attached, delete the following Q/A from the first round of Q/A, see attached. # 5,15,16,20,21,28,31,36,56 and 57.
27	RFI No. 5 Rev and 28 Rev in Addendum 4	See attached, delete the following Q/A from the first round of Q/A, see attached. # 5,15,16,20,21,28,31,36,56 and 57.
28	RFI No. 61-63 in Addendum 5	See attached, delete the following Q/A from the first round of Q/A, see attached. # 5,15,16,20,21,28,31,36,56 and 57.
29	RFI No. 64-65 in Addendum 6	See attached, delete the following Q/A from the first round of Q/A, see attached. # 5,15,16,20,21,28,31,36,56 and 57.
30	2ea Question/Clarification Requests in Addendum 7	See attached, questions
31	During the pre-bid meeting, it was discussed that security on-site is to be provided by GC for materials and trailers. The recommended security team is the same team providing security during the evenings and weekends. Please clarify the extent of security (hours, number of guards, etc.) to be provided by the GC for the project duration	7/24 by contour, security at BPIL to be provided by GC
32	On Attachment J-2 (Pg. 12, Exhibit 2) – Item 10001 Carracks mentions “see quote” – Please clarify if this quote was provided along with the bid set.	With the age of the estimate we have the bidders should make their own request for pricing. Manufacture name is listed drawings.
33	Please clarify the type and profile for the waterline between the Admin Building and the Guard Booth – as shown on Sheet C-300 (unlabeled)	If the water line less than 2”, DC Water does not require profile . Water line now is 1”, and 3/4” for the guard booth. See attached update plans (C-300 & C-305).
34	Please verify if the project is tax exempt	Yes
35	Please clarify if any permit fees are to be included in the proposal	AE getting permit, GC to pick up permit
36	Is the dirt from trenches suitable for fill on the site?	It should be determined by soil testing during construction
37	What is the anticipated start date for the project?	Immediately start after permit is ready and MPD vehicles are moved to seeing space, tentative start date is 8/1/21 or sooner
38	Please clarify the thickness and type of existing pavement on-site.	The existing condition of the pavement is bad, depth varies. It is assumed average depth 5”.
39	Is GC responsible for water tap fees?	Yes?
40	Is GC responsible for BMP certifications?	The contractor shall provide all BMP as-built information and plans. The engineer of record for this project will review the as-built plans and certify the BMP plans.

41	Please send the pre-bid meeting and site visit attendee list.	The site visit attendance list is attached as Exhibit E.
42	Is the GC responsible for disconnecting and I have or cleremoving the power lines and poles?	Yes
43	Please provide bioretention calculations.	The calculations are shown on the SWM Detail Sheets C403-409.
44	Can you please provide a profile for all the aquaswirl structures?	Sheet C409A provided the detail. If more detail is needed. The contractor could submit RFIs during construction.
45	Please provide a detail for the trench drain SD30.	Will be provided during construction as an RFI.
46	It seems that the specifications are corrupt and the numbering/headings are jumbled. Please provide updated specifications.	It seems an earlier draft version was posted. See new copy attached.

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EXHIBIT B

# ATTACHMENT J.1

## Drawing and Specifications

[Link to 100% CD Drawings \(Blue Plains Impound Lot Modernization Project\)](#)

[Link to Updated 100% CD Specifications \(Blue Plains Impound Lot Modernization Project\)](#)

[Link to Plot Plan \(Blue Plains Impound Lot Modernization Project\)](#)



## MPD Blue Plains Impound Lot

### Drawings List

1. 100% Contract Documents dated February 7, 2020. (Drawing List Below)

<u>SHEET#</u>	<u>SHEET NAME</u>
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1. GENERAL

G001	COVER SHEET, SYMBOLS AND NOTES
G002	CODE DOCUMENTATION
GB101	ENERGY VERIFICATION SHEET

2. CIVIL

C100	SITE EXISTING CONDITION PLAN
C101	SITE EXISTING CONDITION PLAN
C200	SITE DEMOLITION PLAN
C201	SITE DEMOLITION PLAN
C300	SITE IMPROVEMENT PLAN
C301	SITE IMPROVEMENT PLAN
C302	SITE IMPROVEMENT DETAILS
C303	SITE IMPROVEMENT DETAILS
C304	RETAINING WALL DETAILS
C400	SITE GRADING AND STORMWATER MANAGEMENT PLAN
C401	SITE GRADING AND STORMWATER MANAGEMENT PLAN
C402	STORMWATER MANAGEMENT NOTES
C403	BIO-RETENTION #1 & #2 DETAILS
C404	BIO-RETENTION #3A & 3B DETAILS
C405	BIO-RETENTION #4 DETAILS
C406	BIO-RETENTION #5A & #5B DETAILS
C406A	BIO-RETENTION #6A & #6B DETAILS
C407	BIO-RETENTION #7 & #8 DETAILS
C408	BIO-RETENTION #9 & #10 DETAILS
C409	PRE-TREATMENT FACILITY DETAILS
C410	STORM DRAIN PROFILES
C411	STORM DRAIN PROFILES
C412	UTILITY DETAILS
C413	UTILITY DETAILS
C414	UTILITY DETAILS
C415	UTILITY DETAILS
C500	EROSION AND SEDIMENT CONTROL PLAN
C501	EROSION AND SEDIMENT CONTROL PLAN
C502	EROSION AND SEDIMENT CONTROL NOTES
C503	EROSION AND SEDIMENT CONTROL DETAILS

3. LANDSCAPE

L100	SITE LANDSCAPE PLAN
L101	SITE LANDSCAPE PLAN
L102	SITE LANDSCAPE NOTES & DETAILS

#### 4. ARCHITECTURAL

AS001	ARCHITECTURAL SITE PLAN
A101	MODULAR ADMIN OFFICE PLANS
A102	VEHICLE SHED PLANS & DETAILS
A103	GUARD BOOTH PLANS & DETAILS
A104	CANTILEVER SALVAGE RACKS PLAN & DETAILS
A201	EXTERIOR ELEVATIONS - MODULAR ADMIN OFFICE
A301	BUILDING SECTIONS
A401	WALL SECTIONS & DETAILS
A601	PARTITION SCHEDULE, INTERIOR ELEVATIONS & DETAILS
A602	SCHEDULES AND DETAILS
A701	ADMIN OFFICE INTERIOR SIGNAGE

#### 5. STRUCTURAL

S101	STRUCTURAL NOTES
S201	FOUNDATION PLAN ADMINISTRATION BUILDING
S202	FOUNDATION PLAN GUARD BOOTH
S203	FOUNDATION PLAN VEHICLE SHED
S204	CANTILEVER SALVAGE RACKS

#### 6. MECHANICAL

M001	MECHANICAL COVER SHEET
M002	MECHANICAL SPECIFICATIONS
M201	MECHANICAL NEW WORK
M601	MECHANICAL DETAILS
M701	MECHANICAL SCHEDULES
M801	MECHANICAL VENTILATION
M901	MECHANICAL LOAD CALCULATIONS

#### 7. PLUMBING

P001	PLUMBING COVER SHEET
P201	PLUMBING NEW WORK
P501	PLUMBING RISERS
P601	PLUMBING DETAILS
P701	PLUMBING SCHEDULES

#### 8. ELECTRICAL

E001	ELECTRICAL COVER SHEET
E002	ELECTRICAL SPECIFICATIONS
E100	ELECTRICAL SITE PLAN
E101	ELECTRICAL LIGHTING PLAN
E201	ELECTRICAL POWER PLAN
E301	ELECTRICAL HVAC POWER PLAN
E601	ELECTRICAL RISER DIAGRAM
E701	ELECTRICAL SCHEDULES

#### 9. FIRE ALARM

FA001	FIRE ALARM COVER SHEET
FA101	FIRE ALARM PLANS

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# EXHIBIT C

**Invitation for Bids (“IFB”) No. DCAM-20-CS-IFB-0004**

**Blue Plains Impound Lot Modernization**

**Questions & Answers Spreadsheet**

<b>No.</b>	<b>Questions</b>	<b>Department Responses</b>
1	In regards the drawings, we would like to ask about profiles of: a) 1.5” Domestic Water Line b) 4” Sanitary Sewer Line	If the water line less than 2”, DC Water does not require profile. Water line now is 1”, and ¾” for the guard booth. See attached update plans (C-300 & C-305).
2	Please provide light pole and pole base details, there is none provided in the drawing.	Intent is for the foundation design to be delegated to the contractor’s engineer. See specification sections 26 56 00 Exterior Lighting Cast-In-Place and 03 30 00 Concrete.
3	Can you provide the GeoTechnical report to verify if the soil conditions.	Yes, it is contained at the front of the specification book. The separate document is also available.
4	Modular office building per bid documents <ul style="list-style-type: none"><li>o Note 1 – the roof design will not allow it to be transported down the road. It’s too tall.</li><li>o Note 2 – Our supplier, Modular Genius can provide a modular roof to be set on top of the admin office. This would be (4) modular pieces.</li><li>o Note 3 – Our supplier can also provide an alternate to reduce the pitch of the roof so it will ship as one unit. This would be (2) modular pieces.</li></ul>	The design intent was for the roof to be shipped separately. The roof slope shall be as designed.
5	For Phase I, the site work can be done in five months. Can we install the offices and other modular structures in phase II after the site work is completed?	YES, main building and security booth should be included in your Add Alternate Pricing on bid form.

6	Are we providing security for the site after the construction is completed?	NO, MPD will be moving back to site.
7	Should we install additional dumpsters more than what is shown on contract documents?	NO additional dumpsters are required for MPD, only for GC during construction.
8	Existing office must be abated before its demolished/removed. Should we include a cost for building abatement?	Yes include abatement for existing office.
9	Should we include a cost for commissioning?	No
10	Are we responsible for compaction and material testing?	No, do not include in bid.
11	Relocating the PEPCO Pole takes a long time. Is DGS Coordinating this, are we paying the relocation fee?	DGS will assist, yes bidder is paying ALL PEPCO fees.
12	Which building needs to be abated?	Yes include abatement for existing office only.
13	What's the specs for aluminum fence?	Match the existing 8' high black metal picket fence.
14		
15	Is Office Trailer needed for DGS Personnel?	No MPD/DGS will not be onsite during construction.
15	Would you please elaborate on the bid bond. Are you looking for special form of letter?	No. The Form of Bid Bond is provided as Attachment J.9.

16	Can we have a second site visit on the subject IFB?	Yes
17	<p>Reference is made to the Guard Booth on plan sheet A 101. The manufacturer was listed as below</p> <p>"GUARD BOOTH BASIS OF DESIGN: PORTA-KING BUILDING SYSTEMS (MODEL: DURASTEEL PC-DAR157SL POC: MATT McNAMEE PHONE: 636-549-3605, EMAIL: <a href="mailto:MATT@RACKANDSHELF.COM">MATT@RACKANDSHELF.COM</a>, WEB: <a href="http://WWW.RACKANDSHELF.COM">WWW.RACKANDSHELF.COM</a>)."</p> <p>We have contacted them but they are not fabricating that type structure any longer. Does DGS/MPD recommend another alternative?</p>	<p>There is an error on our construction documents, Matt McNamee is with Rack and Shelf. The correct information for the guardbooth is below</p> <p>Matt w / Portaking 800.456.5464 ext 261 mhodges@portaking.com</p>
18	Is the guard shack part of the bid package?	Yes
19	There's no striping plan provided either. Please make sure the engineer or architect provides that to us	See sheets C-300 & C-301.
20	I respectfully request to extend the bid's due date at least another week please.	6/30/2020 new due date.
21	Can the bid due date be extended? The time frame is too short for some of my subcontractors.	6/30/2020 new due date.
22	Is this job tax exempt?	yes
23	The supplier advised regarding lack of structural steel plan(s) for the Vehicle Shed	General configuration of structural framing for the Guard Booth is to be per Sheet A102; General configuration of structural framing for the Vehicle Shed is to be per Sheet A103. Final steel framing design

		is to be by supplier. Material specification is to be per Specification Section "Metal Building Systems."
24	The specifications spell out chain link fence, the drawing note #9 on drawing C-300 mentions match existing metal fence. On this lot they have galvanized chain link, Black vinyl coated chain link and 2 different types of black tubular iron picket fence? Can you clarify which one you wanted quoted for this bid?	The two new gates are chain link fence gate as shown on C303, all new surrounding fence shall match existing 8' high black metal picket fence.
25	Please confirm Commissioning, Otto IT are excluded in scope of work for this project	Commissioning and OCTO is excluded from this SOW and should not be included in bid.
26	Please confirm that permit fee is excluded in this proposal and Projectdocs was completed by other.	Permit fee is paid for by AE, GC to pick up permit only.
27	Please confirm that FF&E and computers stations are not included in scope of work of this bid.	FF&E to be included as indicated on A101. Also see specification Division 10. Computer systems by OCTO.
28	Do we have any allowance for site security for the project?	In bid, 100K allowance included for Security Cost.
29	Please verify contractor will able to bid this project even though they do not have experience in either of <ol style="list-style-type: none"> <li>1. Parking lot projects nor</li> <li>2. Metropolitan Police Department projects</li> </ol>	Yes, Please submit bid.

30	<p>Please provide missing specification items of structural steel, metal decking, miscellaneous steel, etc. from structural Division 5 and HVAC from division 23.</p> <p>We request more time to get price from subcontractor for the proposal if possible.</p>	<p>Structural steel for pre-engineered metal buildings is specified in Section 13 34 19 Metal Building Systems, also see notes on S101. MEP specification are found on the drawings, see sheets, M002, P001, &amp; E002.</p>
31	<p>Please confirm the proposal submission will be in electronic/email with less than 25MB attachment but not in form of hard copies submission.</p>	
32	<p>Project Construction Duration – Some of the structures specified on this project will require a materials lead time of 12-14 weeks after approval of submittals. Kindly provide owner require project duration.</p>	<p><u>We will wait for project schedule for recommended completion date, but due to swing space lease project will need to start immediately after contract is awarded and permit received. Parking lot area is starting location.</u></p>
33	<p>Vehicle Storage Rack specification and manufacture recommendation is missing from bid documents?</p>	<p>PORTA-KING BUILDING SYSTEMS (MODEL: DURASTEEL PC-DAR157SL POC: MATT McNAMEE PHONE: 636-549-3605, EMAIL: MATT@RACKANDSHELF.COM, WEB: WWW.RACKANDSHELF.COM</p>
34	<p>We need the Geotechnical report?</p>	<p>Yes, it is contained at the front of the specification book. The separate document is also available.</p>
35	<p>Does the dirt from trenches consider suitable to backfill or it is contaminated?</p>	<p>Provide unit pricing for both suitable and unsuitable soil conditions. It shall be determined by geotechnical testing during construction.</p>
36	<p>When is the start date of this project?</p>	<p><u>Immediately following award date in early July. Anticipated award date is on/about July 20, 2020.</u></p>
37	<p>How will utility location be handled? Miss Utility or Private Locater?</p>	<p>Private Locater</p>



38	Confirm that the light posts in the impound lot will be cut / made safe by Pepco and the contractor will be responsible for removal?	These poles and lighting on the site are under MPD control, the contractor is responsible to removal.
39	Also need to confirm the same for the light posts that are not shown in the plans and coincide with new bio retention areas?	These poles and lighting on the site are under MPD control, the contractor is responsible for removal.
40	Sewer and Water Profiles?	Sewer profile is provided, water line is less than 2", no profile is required.
41	We will need the paving specifications?	Spec 321216 is for asphalt paving, and 321313 is for concrete paving.
42	Are there any sequences of work specified?	Parking lot area is the priority an should be completed first. So MPD can bring back vehicles. See C501.
43	I just received another inquiry about the retaining wall on the northwest corner of the impound lot.  The height of the retaining wall is not clear. The section elevations vary from 6ft or less to 22ft.  Which one of these height applies to the project. Please advise at your convenience.	Refer to Sheet C304, retaining wall profile, and a plan review will be added as well.
44	Item 2002 on the bid sheet breakdown calls for removal of existing 5" Asphalt while on the boring logs it shows the surface of the lot as 2" of Gravel. Please clarify the thickness and type of the existing pavement.	The asphalt paving is in bad condition, and thickness of the asphalt varies. It is assumed to be 5" averagely.
45	What is the difference between item 6000 (6 Inch PVC for Subsurface Drain) and item 6002 (6 Inch PVC Pipe)?	Subsurface drain is perforate, regular PVC is not perforate.

46	Who is responsible for removing the vehicles in this parking lot?	MPD will be moving their own vehicles currently on Blue Plains site <u>to Swing Space upon contract award.</u>
47	Is LEED commissioning required?	NO
48	If LEED commissioning is required, whose responsibility is it to commission?	NO
49	Who is responsible for BMP certifications?	The contractor shall provide all BMP as-built information and plans. The engineer of record for this project will review the as-built plans and certify the BMP plans.
50	Per C-200, Note 14, please clarify an approximate linear footage for the 21" SWM pipe removal.	Updated survey was not conducted. We are not able to provide exact linear footage of the pipe.
51	Who will pay for the tap fees for the new water service?	The GC to pay water fees
52	There are references in the drawings to a security package, but no security drawings (for an example, please see A101, note 16). Please clarify if a security scope applies for this project.	OCTO is to provide IT and Security.
53	Where does finish UP-1 apply?	Furniture
54	A601, detail 4 – please provide additional details for the transaction ledge – materials, structure, etc.	Use CT-1 for countertop with concealed supports, see specification section 12 36 61.16
55	For items like the car racks, do the supplied structural details apply or will the manufacturer's detail ultimately apply?	Use the details generated by the structural engineer. Standard details would need to be reviewed and approved by the engineer of record during the submittal process.
<u>56</u>	The bid form breakdown is confusing- it has an Add Alternate column but there are no add alts mentioned in the specifications or in the IFB. Please clarify.	<u>Bid base pricing you don't include bold areas in your pricing. ADD alternative pricing, you are to price the entire project.</u>

<u>57</u>	Can you please send the excel sheet for the requested breakdown?	<u>Bid Base pricing and Add Alternative Pricing excel sheet is included.</u>
<u>58</u>	There is no site conduit plan for the light poles showing conduit sizes or desired layout.	<u>See answer #2 for light poles info.</u>
<u>59</u>	There is no detail for the light pole foundation.	<u>See answer #2 for light poles info.</u>

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# EXHIBIT D

ATTACHMENT J.2 IN EXCEL FORMAT IS PUBLISHED SEPARATELY

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



# EXHIBT E

SITE VISIT ADDENDANCE LIST

## PROJECT PLANNING NOTES

29 Ebenezer Adewunmi (202) 345-  
30 The Berade Group, Inc  
31 Ebenezer @ TBGT@TG.US

32  
33 AFRONTO HIGHWORTHAM

34 CITADEL FIRM

35 AFRONTO @ CITADEL-FIRM.COM

36 846-232-0027

37  
38 Justin Miller 202-88-0223

39 HRGM justin@hrgm.com

40 Oliver Keyser 410 904 4146

41 Charamonte Construction Company

42 OKeyser @ cc-builder.com

43 THE CITADEL GROUP.

44  
45

46

47

48

## BLUE PLAINS IMPOUND LOT

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

NAME	CO.	EMAIL	PHONE#
USA DEANS	FEDERAL CONTRACTORS	USA.DEANS@FEDERALCON.COM	202-232-2068

NAME	COMPANY
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