

GOVERNMENT OF THE DISTRICT OF
COLUMBIA DEPARTMENT OF GENERAL
SERVICES



REQUEST FOR PROPOSAL (RFP)

RENOVATION OF EXISTING JELLEFF RECREATION CENTER FOR ADA & MEP
UPGRADES

RFP Number: DCAM-19-CS-0005

Addendum No. 1

Issued: August 12, 2019

This Addendum No. 1 is being issued and is effective as of the date shown above. Except as modified hereby, the Request for Proposal (RFP) remains unmodified.

Item #1: The sign-in sheet and business cards from the pre-proposal conference and site visit held on August 1, 2019 are attached as **(Exhibit 1)**.

Item #2: The Questions & Answers Spreadsheet is hereby attached as **(Exhibit 2)**.

Item#3: Section 1.1 Project Overview is hereby updated and replaced with the following:

The Department is issuing this RFP to engage a Design-Builder to design and renovate the existing Jelleff recreation center that includes various site improvements (“Jelleff”). The goal of this project is to improve the functions of programmed and service spaces, implement ADA compliance upgrades, revitalize areas that may be better utilized and enhance the overall recreational experience for the community. The major goals for the center include: Improve the functionality of the existing spaces with existing and NEW programming; provide ADA access to the center; provide ADA compliance throughout the center; and provide central air-conditioning throughout the center including the gym, thereby enhancing the overall usability and community interaction with the Jelleff Recreation Center.

The community center renovation will generally include MEP upgrades throughout the recreation center; ADA compliance improvements throughout the entire center and exterior entrances; renovations to the kitchen; proposed new windows; and replacement of existing egress doors and hardware. Site improvements will include landscaping, access to the Dumbarton Oaks Park and possible storm water renovations.

By: _____

George G. Lewis
Chief Procurement Officer

Date: _____

8/12/19

Exhibit 1

Pre-Proposal Conference & Site Visit Sign-in Sheet & Business Cards

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



REQUEST FOR PROPOSALS ("RFP")

DESIGN-BUILD SERVICES
FOR
RENOVATION OF EXISTING JELLEFF RECREATION CENTER FOR ADA & MEP
UPGRADES

Solicitation No. DCAM-19-CS-RFP-0005

Pre-Proposal Conference & Site Visit

August 1, 2019

10:00 A.M to 11:30 A.M.

Jelleff Recreation Center

3265 S Street, NW

Washington, DC 20007

Sign-in Sheet

- Name: Marywife Cotten Phone: 202-546-2080
Company: Spectrum management
Title: Bus. Dev
Email Address: mcotten@smuga-us
Is your company a small business enterprise? YES NO
Type of services performed: O C
Interested in bidding as a prime or a subcontractor? prime
- Name: Suren Gosine Phone: 202-495-7744
Company: Global Engineering Solutions
Title: Bus Dev
Email Address: sureng@theges.com
Is your company a small business enterprise? YES NO
Type of services performed: MEP+PP
Interested in bidding as a prime or a subcontractor? sub
- Name: Cameron Wilson Phone: 240-405-4040
Company: Cooper Building Services
Title: Estimator
Email Address: cwilson@cooperbuilds.com
Is your company a small business enterprise? YES NO
Type of services performed: Interior Finish
Interested in bidding as a prime or a subcontractor? Prime

4. Name: TAIPHAM Phone: 207 405 4624
 Company: CITARAMONTE Co
 Title: PROJECT DEV. MANAGER
 Email Address: TPHAM@CC-BUILDER.COM
 Is your company a small business enterprise? (YES) NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? PRIME
5. Name: BILL CONKEY Phone: 703-628-1240
 Company: R. McGHEE + ASSOCIATES
 Title: SENIOR PROJECT MANAGER
 Email Address: BCONKEY@RMC-ARCHITECTS.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: ARCH
 Interested in bidding as a prime or a subcontractor? _____
6. Name: Federico Oliveira-Safa Phone: 301-346-1160
 Company: Moya Design Partners
 Title: Design Principal
 Email Address: federico@moyadesignpartners.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Arch
 Interested in bidding as a prime or a subcontractor? _____
-
7. Name: Nate Speight Phone: 202-546-2080
 Company: Spectrum
 Title: Dir BD
 Email Address: nspeight@smusa.us
 Is your company a small business enterprise? YES NO
 Type of services performed: _____
 Interested in bidding as a prime or a subcontractor? Prime
8. Name: YASH DAVOODI Phone: 202-888-8006
 Company: Montage Inc
 Title: Ast. Project Manager
 Email Address: pm43@montageinc.com
 Is your company a small business enterprise? YES NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? Prime
9. Name: SALO LEVINAS Phone: 202-2445101
 Company: SHINBERG-LEVINAS ARCH. INC.
 Title: PRINCIPAL
 Email Address: SALO@SHINBERGLEVINAS.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: ARCHITECT.
 Interested in bidding as a prime or a subcontractor? PRIME

10. Name: Bill Richardson Phone: 410-573-9148
 Company: Educational Systems Planning
 Title: President
 Email Address: brichardson@educationalssystemspinning.com
 Is your company a small business enterprise? YES NO
 Type of services performed: IT/NI/Security design
 Interested in bidding as a prime or a subcontractor? Sub.
11. Name: Marisa Brown Phone: 202.680.2775
 Company: ISTUDIO Architects
 Title: Project Architect
 Email Address: mbrown@istudioarchitects.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Architecture
 Interested in bidding as a prime or a subcontractor? prime
12. Name: Sarah Beth McKay Phone: 404 216 7079
 Company: EL Studio
 Title: Project Architect
 Email Address: sarahbeth@elstudioarch.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Architecture
 Interested in bidding as a prime or a subcontractor? prime
13. Name: Mark Lawrence Phone: _____
 Company: EL Studio
 Title: Principal
 Email Address: mark@elstudioarch.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Arch.
 Interested in bidding as a prime or a subcontractor? prime
14. Name: Michael Kennedy / Alvyn Barry Phone: _____
 Company: EMX Corp
 Title: Principal
 Email Address: mkennedy@emx-co.com agaray@emx-co.com
 Is your company a small business enterprise? YES NO
 Type of services performed: MEP Design
 Interested in bidding as a prime or a subcontractor? _____
15. Name: Sell Bolder Phone: 202.398.7957
 Company: RSC Elec + Mech / Montage
 Title: VP
 Email Address: SellBolder@RSCCompany.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Gen / HVAC
 Interested in bidding as a prime or a subcontractor? _____

16. Name: Brian McLeomore Phone: 202-832-8882
 Company: Paige
 Title: _____
 Email Address: mcleomoreb@paige-inc.com
 Is your company a small business enterprise? YES NO
 Type of services performed: General Contractor
 Interested in bidding as a prime or a subcontractor? Prime
17. Name: Gus Newman Phone: 202-869-1600
 Company: GordonDC
 Title: Project Engineer
 Email Address: gnewman@gordondc.us.com
 Is your company a small business enterprise? YES NO
 Type of services performed: civil/site
 Interested in bidding as a prime or a subcontractor? sub
18. Name: ERIC LORENZ Phone: 240 744 1083
 Company: DELTA ENGINEERS & ARCHITECTS
 Title: DIRECTOR OF ARCHITECTURE
 Email Address: ELORENZ@DELTA-EAS.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: A/E Design
 Interested in bidding as a prime or a subcontractor? SUB
19. Name: M. GLENN MITCHELL Phone: 202-882-8139
 Company: BBDD Group LLC
 Title: Principal
 Email Address: mgmitchell@beddgroup.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Design Build
 Interested in bidding as a prime or a subcontractor? Prime
20. Name: CLARENCE CRAYTON Phone: 202-547-7979
 Company: COLUMBIA ENTERPRISES
 Title: V.P. OF OPERATIONS
 Email Address: CCRAYTON@COLUMBIADB.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: G.C.
 Interested in bidding as a prime or a subcontractor? _____
21. Name: VIRGIL HOOD Phone: 202-547-7979
 Company: COLUMBIA ENTERPRISES
 Title: SRIOR P.M.
 Email Address: VHOOD@COLUMBIADB.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: G.C.
 Interested in bidding as a prime or a subcontractor? _____

22. Name: Omar Hakeem Phone: 301-502-9275
 Company: 20 Workshop
 Title: Architect
 Email Address: Omar@20workshop.org
 Is your company a small business enterprise? YES NO
 Type of services performed: Architect
 Interested in bidding as a prime or a subcontractor? sub
23. Name: Zonethan Akialeye Phone: 202 545 0127
 Company: BST
 Title: Project Engineer
 Email Address: info@gsiworld.com
 Is your company a small business enterprise? YES NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? _____
24. Name: KEAZO EKUMABUA Phone: 202-829-3316
 Company: SYMON DEVELOPMENT & CONSTRUCTION CORP.
 Title: VICE PRESIDENT
 Email Address: simondcc@simondccorp.com
 Is your company a small business enterprise? YES NO
 Type of services performed: GC & DESIGN BLD.
 Interested in bidding as a prime or a subcontractor? PRIME
25. Name: James G. Gittens Phone: 301-585-0100
 Company: Delon Hampton + Assoc
 Title: VP PM/CM
 Email Address: jsittens@delonhampton.com
 Is your company a small business enterprise? YES NO CBE-yes
 Type of services performed: Civil / Structural Design
 Interested in bidding as a prime or a subcontractor? Sub
26. Name: George MAURIKER Phone: 01-332-5472
 Company: BLUE SKYE
 Title: MANI PARTNER
 Email Address: gmauriker@blueskyeconstruction.com
 Is your company a small business enterprise? YES NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? Prime
27. Name: DAN SPIELWAGEL Phone: 202-400-2188
 Company: ECS
 Title: GEOTECH DEPT MANAGER
 Email Address: DSPIELWAGEL@ECSLIMITED.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: GEO, HAZMAT, ENV.
 Interested in bidding as a prime or a subcontractor? Sub

34. Name: STEVE B. ESCOFF Phone: 202-553-4113
 Company: SBE CONCEPTS LLC
 Title: PRINCIPAL
 Email Address: STEVE.ESCOFF@SBECONCEPTS.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: PROJECT MANAGEMENT / FFTE MANAGEMENT
 Interested in bidding as a prime or a subcontractor? SUB.
35. Name: JOHN HAUSER Phone: 2-439-3790
 Company: BENNETT GROUP
 Title:
 Email Address: JHAUSER@BENNETTGROUPDC.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? prime
36. Name: UBREY GRANT Phone:
 Company: EMOTIVE ARCHITECTURE
 Title: MANAGING PARTNER
 Email Address: grant@emotivearch.com
 Is your company a small business enterprise? YES NO
 Type of services performed: ARCHITECTURE
 Interested in bidding as a prime or a subcontractor? sub
37. Name: Hiren Shah Phone: 202-836-9700
 Company: IBT GROUP
 Title: SO-Project Architect
 Email Address: hiren.shah@ibigroup.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Architectural Design
 Interested in bidding as a prime or a subcontractor? Sub
38. Name: DUSTOLA AKINLEYE Phone: 202-374-5058
 Company: GENERAL SERVICES INC
 Title: PROJ MGR
 Email Address: SHOLA@GSDCWORLD.COM
 Is your company a small business enterprise? YES NO
 Type of services performed: GC/CM
 Interested in bidding as a prime or a subcontractor? PRIME
39. Name: Abdullah Ayazi Phone: 202-412-4022
 Company: Global Engineering Solutions
 Title: PM
 Email Address: abdullah@theses.com
 Is your company a small business enterprise? YES NO
 Type of services performed: MEP+FP
 Interested in bidding as a prime or a subcontractor? Sub

40. Name: Andrea Prince Phone: 703 362 4130
 Company: North Arrow, Inc
 Title: Project mgr
 Email Address: andrea.prince@Northarrow Inc. com
 Is your company a small business enterprise? YES NO
 Type of services performed: Construction/Design
 Interested in bidding as a prime or a subcontractor? prime
41. Name: Joe Sandor Phone: 202-289-4545
 Company: AMT LLC
 Title: Senior Project Engineer
 Email Address: jsandor@amtengeering.com
 Is your company a small business enterprise? YES NO
 Type of services performed: Land surveying, civil engineering, landscape,
 Interested in bidding as a prime or a subcontractor? Sub any utilities
42. Name: Arrow Armstrong Phone: 202 638 4000
 Company: WMC
 Title: PROJECT MANAGER
 Email Address: aarmstrong@wiles-menschde.com
 Is your company a small business enterprise? YES NO
 Type of services performed: CIVIL
 Interested in bidding as a prime or a subcontractor? Sub
43. Name: WKM SOLUTIONS Phone: 202 503 6618
 Company: Wilson M&S
 Title: OWNER
 Email Address: wilson@wkm solutions. net
 Is your company a small business enterprise? YES NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? PRIME
44. Name: Bill Stone Phone: 571-437-3711
 Company: Blue Sky Construction, LLC
 Title: Sr. P.M.
 Email Address: bstone@blueskyconstruction.com
 Is your company a small business enterprise? YES NO
 Type of services performed: GC
 Interested in bidding as a prime or a subcontractor? prime
45. Name: Raed Kolaghassi Phone: 703 932 0406
 Company: KADAM
 Title: Exec. VP
 Email Address: rkolaghassi@kadcom.com
 Is your company a small business enterprise? YES NO
 Type of services performed: C.C.
 Interested in bidding as a prime or a subcontractor? prime



ANDREA PRINCE
Project Manager

☎ 202-975-0986, ext. 409
☎ 703-362-4130
✉ Andrea.Prince@NorthArrowInc.com
🌐 www.NorthArrowInc.com

820 1st Street NE, Suite LL-170, Washington, DC 20002

EL STUDIO

Sarah Beth McKay

sarahbeth@elstudioarch.com
404.216.7079
1319 Naylor Ct, NW
Washington, DC 20001
www.elstudioarch.com

KADCON

Raed Kolaghassi
Executive Vice President

1053 31st Street, NW
Washington, DC 20007
Tel: 202-944-9400
Cell: 703-932-0406
rkolaghassi@kadcon.com

A CBE Construction Firm



Global Engineering Solutions® of Washington DC

Suren Gosline
Manager of Business Development /
Senior Associate

SurenG@theges.com

5225 Wisconsin Ave., NW
Suite 300
Washington, DC 20015

202-495-7746 **office**
202-495-7747 **fax**
202-550-4091 **cell**

www.THEGES.com



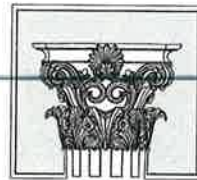
General Contractors/Construction Management
Roads, Commercial/Residential Construction
& IT/Network Services

Ikeazo Okwumabua
Vice President

7600 Georgia Ave, NW Ste. #409
Washington, DC 20012

Tel: (202) 829-3316
Fax: (202) 829-0146

Email: simondcc@simondccorp.com
www.simondccorp.com



COLUMBIA ENTERPRISES

General Contracting

CLARENCE E. CRAYTON, JR.

VICE PRESIDENT OF OPERATIONS
ccrayton@columbiadb.com

1018 Seventh Street SE
Washington, DC 20003
Tel (202) 547 7979
Fax (202) 547 4959

5211 Auth Road
Suite 103
Suitland, MD 20746
Tel (301) 349 3500



4832 Nannie Helen Burroughs Ave NE
Washington, DC 20019
O: 202-589-0066 ext. 111
F: 202-589-0067
C: 443-842-0686

807 E. Baltimore Street
Baltimore, MD 21202
O: 410-244-5508
F: 410-244-5509

LAUREN HALL

LEED/Architectural Coordinator
lhall@broughtonconstruction.com

AUBREY JASON GRANT

managing partner

o. (202)329 5564
o. (202)470 5570

777 6th Street, NW
Eleventh Floor
Washington DC
20001

jgrant@emotivearch.com

shinberg.levinas

Salo Levinas
Principal

salo@shinberglevinas.com
202.244.5101 x203
240.413.0444 cell
www.shinberglevinas.com

5101 Wisconsin Avenue NW, 310
Washington, DC 20016

5503 Burling Court
Bethesda, MD 20817

DC CBE Firm LSD108#8122018
MDOT MBE Certi ed 16-388

Architecture

Planning

Interiors

EDUCATIONAL SYSTEMS PLANNING

William M. Richardson, Ph.D.
President



49 Old Solomon's Island Rd P: 410.573.9148
Suite 301 Ext. 111
Annapolis, MD 21401 F: 410.573.9215

E-Mail: brichardson@educationalsystemsplanning.com

www.educationalsystemsplanning.com



Alvaro E Garay
Project Engineer

1616 H Street NW, Suite 1020 | Washington, DC 20006
agaray@emx-co.com | www.emx.co.com | 703.593.7405



Hiren Shah

Architect | Construction Management
email hiren.shah@bigroup.com

IBI GROUP

1505 Prince Street - Suite 200
Alexandria VA 22314-2874 USA
tel +1 703 836 9600
ibigroup.com



**Global Engineering Solutions®
of Washington DC**

Abdullah Ayazi, LEED^{AP} BD+C
Director of Operations
Senior Associate

AbdullahA@theges.com

5225 Wisconsin Ave., NW
Suite 300
Washington, DC 20015

202-495-7746 office
202-495-7747 fax
202-412-4022 cell

www.THEGES.com

Federico Olivera-Sala
Design Principal

federico@moyadesignpartners.com
+1 301 346 1160
moyadesignpartners.com



ERIC J. LORENZ, AIA

Director of Architectural Services

o 607-231-6600
c 240-482-7026

elorenz@delta-eas.com

860 Hooper Road
Endwell, NY 13760

delta-eas.com



Gus Newman, PE

Project Engineer

1020 16th Street, NW, Suite 305
Washington, DC 20036

e | gnewman@gordondc.us.com
o | 202.869.1600

www.gordondc.us.com



CAMERON WILSON

Estimator
cwilson@cooperbuilds.com

Cooper Building Services, LLC
7450 New Technology Way, Suite A
Frederick, MD 21703

Cell: 240-405-4040
Direct: 240-566-1373

WILSON K DE MATOS
Chief Executive Officer

☎ (202) 827-0660
☎ (202) 827-0661
☎ (202) 503-6618

wilson@wkmsolutions.net
www.wkmsolutions.net



(202) 545-0127 Ext. 125 p
(202) 545-0202 f

(202) 251-0392 c
jonathan@gsideworld.com

GENERAL SERVICES, INC.

Construction Management, Engineering Consulting
Water Resource Management, Environmental Consulting

Jonathan Akinleye
Project Engineer

3611-13 Georgia Avenue, NW
Washington, D.C. 20010

EDWOSB * CBE/LSDBE * WOMEN OWNED

EDUCATIONAL SYSTEMS PLANNING

William M. Richardson, Ph.D.
President



49 Old Solomon's Island Rd Suite 301
Annapolis, MD 21401
P: 410.573.9148
Ext. 111
F: 410.573.9215

E-Mail: brichardson@educationalssystemspinning.com

www.educationalsystemsplanning.com

Aaron Armstrong, PE,
LEED AP
Project Manager

510 8th Street, SE
Washington, DC 20003

aarmstrong@wilesmensch.com
www.wilesmenschdc.com

d 202.552.0244

o 202.638.4040 x233



ARCHITECTURE ■ INTERIOR DESIGN ■ HISTORIC PRESERVATION

R. MCGHEE & ASSOCIATES

■ **BILL CONKEY, AIA**
SENIOR PROJECT MANAGER

■ 2031 FLORIDA AVE, NW, 3RD FLOOR
WASHINGTON DC 20009
■ T: 202.626.0690
■ E: BCONKEY@RMC-ARCHITECTS.COM
■ W: RMC-ARCHITECTS.COM



marisa
brown AIA, LEED AP

mbrown@istudioarchitects.com
202.758.2037
1605 CONNECTICUT AVE NW #200
WASHINGTON DC 20009



Brian Mclemore
Estimator

2828 10th Street NE, Washington DC, 20017
Telephone (301) 386-0877 Fax (202) 832-8884

Email: mcmoreb@paige-inc.com

www.paige-inc.com

Construction - Construction Management - Technical Services

omar hakeem

c 301.502.9275
w bcworkshop.org

omar@bcworkshop.org

CBE LSZ5168062014
MDOT/MWAA

MARQUISE COTTEN

Business Development

mcotten@smusa.us
C 202.546.2080

www.smusa.us
1229 Pennsylvania Ave SE
Washington, DC 20003



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chiaromonte
CONSTRUCTION COMPANY

2260 Minnesota Ave, SE
Washington, DC 20020
P 202.562.0027
F 202.370.6480
www.cc-builder.com

Tai
Pham

Assoc. AIA, LEED AP BD+C, GGP
Project Development Manager

tpham@cc-builder.com
207.409.4624

Certified Business Enterprise

SBE CONCEPTS

Steve B. Essama

Principal

Direct: (202) 553-4113
steve.essama@sbeconcepts.com

4601 N. Fairfax Drive, Suite 1200
Arlington, VA 22203

BILL STONE
Sr. Project Manager

BLUE SKYE
CONSTRUCTION

OFFICE: 202-332-1125
FAX: 202-677-7018
CELL: 571-437-3711
bstone@blueskyeconstruction.com

BLUE SKYE
DEVELOPMENT

5125 MacArthur Blvd., NW
Suite 19 -- Lower Level
Washington, DC 20016
www.blueskyeconstruction.com

A DC Certified Business Enterprise

AMT LLC

Joe Sandor, PE
Senior Project Engineer

10 G Street NE
Suite 430
Washington, DC 20002

Office 202.289.4545
jsandor@amtengineering.com



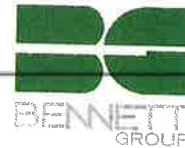
(202) 545-0127 p
(202) 545-0202 f

(202) 374-5058 c
shola@gsidcworld.com

GENERAL SERVICES, INC.

Construction Management, Engineering Consulting
Water Resources Management

Olushola Akinleye, CCM, PSM, LEED^{GA} 3613 Georgia Avenue, NW,
Senior Project Exec Washington, D.C. 20010
EDWOSB * CBE/LSDBE * WOMEN OWNED



Hamilton Court
1230 31st Street, NW
Washington, DC 20007

John FX Hauser

Office: 202-625-3330
Cell: 202-439-3790
jhauser@bennettgroupdc.com



James Gittens, P.E.
Vice President,
Program & Construction Management Services

8403 Colesville Road, Suite 600
Silver Spring, MD 20910

CIVIL | STRUCTURAL | PM/CM

T 301.585.0100
C 240.432.8255
F 301.585.6486
jgittens@delonhampton.com

Offices: Washington, DC | Baltimore & Silver Spring, MD

EL
STUDIO

Mark Lawrence, AIA

mark@elstudioarch.com
202.365.5798
1319 Naylor Ct, NW
Washington, DC 20001
www.elstudioarch.com



DANIEL SPIELVOGEL, P.E.
Geotechnical Department Manager
Senior Project Engineer
D: 202.400.2178
C: 202.520.7254
Dspielvogel@esclimited.com

ECS CAPITOL SERVICES, PLLC

Geotechnical • Construction Materials • Environmental • Facilities

1310 L Street NW, Suite 425, Washington, DC 20005
T: 202.400.2188 • F: 202.478.1831
esclimited.com



Jeffrey Bolden
Vice-President

RSC Electrical and Mechanical Contractors, Inc.

6035 Dix Street NE, Washington, DC 20019

(P) 202-398-7957
(F) 202-388-0329
(C) 202-438-3288

Email: jeffrey_bolden@rsccompany.com
www.rsccompany.com

Exhibit 2

Questions & Answers Spreadsheet

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

REQUEST FOR PROPOSAL (“RFP”)

QUESTIONS & ANSWERS SPREADSHEET

RENOVATION OF EXISTING JELLEFF RECREATION CENTER FOR ADA & MEP UPGRADES

RFP NO. DCAM-19-CS-0005

No.	Questions	Department Responses
1	Part 1, Paragraph 1.1 states that “Site improvements will include landscaping, access to the Dumbarton Oaks Park...”. Could you please expand upon the scope of these items? The pre-proposal conference discussion seemed to indicate that site work would mainly be limited to the ADA access for building entrances.	Delete any reference or work that pertains to access to the Dumbarton Oaks Park. All landscape work will be associated with the renovation to the building for ADA access.
2	Are there any preferences that DGS or the building users would have for stormwater management options? (i.e. green roof vs. bioretention vs. rainwater harvesting, etc).	DGS does not have any preference for the stormwater management options. DGS and the community will work with the Design-Build Contractor to design and provide the most efficient and economical options to satisfy the DC stormwater requirements.
3	Part 1, Paragraph 1.3 mentions a “construction budget of approximately \$5.2 Million dollars for this Project (hard cost)”. Is this budget meant to include design costs as well?	The Construction (Hard Cost) Budget of \$5.2M does not include design fees.
4	Is there an existing title report or ALTA survey for the property that is available?	DGS does not have an existing title report or ALTA survey in their files.
5	Please confirm design deliverables are required in BIM format, as described in section 2.14 of the RFP.	Confirmed, BIM format is required as described in the RFP.
6	The scope of work specified in the RFP, or the final construction SOW as developed over the course of stakeholder engagement, may not be conducive to filing for LEED Silver certification. For example, it may be determined that there are not enough credit points available within the limited renovation to arrive at the LEED Silver threshold. Alternatively, it may be determined that LEED prerequisites, such as Fundamental Refrigerant Management, may require additional construction	LEED Silver Certification is required for all DPR recreation center renovations. DGS and DPR would like the design-build contractor to make all efforts to certify the Jelleff Recreation Center Renovation as LEED Silver.

	<p>scope which reallocates project dollars from other stakeholder priorities. Therefore, should we include, exclude, or provide a separate line item for project documentation in support of actual LEED Silver certification through the USGBC?</p> <ul style="list-style-type: none"> • Will any of the work take place in public space? 	<p>It will be the responsibility of the design-builder to design the ADA access to the existing Jelleff Recreation Center at the most efficient and cost-effective location of the facility. If any of the renovation work takes place in public space DGS will require the design-build contractor to provide all the necessary reviews, permits, and inspections.</p>
7	<p>The RFP states that the scope should include providing access to the Dumbarton Oaks trails but this was not a major consideration at the prebid. Can you please clarify the scope?</p>	<p>Refer to response for question 1. Above.</p>
8	<p>Is there a set aside for SBE contractors for this project? Can you clarify whether or not this project includes an SBE set-aside?</p>	<p>Please refer to the following Sections in the RFP:</p> <ul style="list-style-type: none"> - 3.4.7 CBE Preference (12 points) - 4.1.1 Mandatory Subcontracting Requirements - 5.4.5 SBE Subcontracting Plan - Attachment I
9	<p>The DGS website indicates that this is an SBE set-aside but this is not reflected in the RFP, please clarify.</p>	<p>See answer to question #. 8 above.</p>
10	<p>Is the Recreation Center to be occupied throughout construction? which would require as phased construction.</p>	<p>No, the Recreation Center will not be occupied during construction.</p>
11	<p>The existing conditions report, which was completed in 2014, indicates that windows were installed in 1998. Is there any need to replace the existing windows during this renovation?</p>	<p>No, the windows do not need to be replaced in this scope of work.</p>
12	<p>The existing conditions report, which was completed in 2014, indicates that the roof is in poor condition. Has it been replaced since that time? If not is it expected that it will be replaced in this scope of work?</p>	<p>The design-build contractor will evaluate the roof to determine if the roof needs to be replaced during the renovation.</p>
13	<p>In addition to the HVAC upgrade for the gym, will we be installing new finishes, lighting, operable partition, etc?</p>	<p>No, the only SOW for the gym is to add HVAC in the space. There could be further evaluation to see if a portion of the gym floor needs to be replaced due to water damage.</p>

14	Will a program for the building be provided in order to understand the extent of changes required to the interior configuration?	At this time DPR does not have a new program for the renovation. The new programs will be determined thru community involvement and meetings once the design-builder has been awarded the project.
15	Based upon the size of the project, it is possible that stormwater management work will need to be completed on the site. Has this work been included in the hard cost budget listed in the RFP?	Stormwater management work will be determined by the design-build contractor. Yes, If stormwater management is required the construction Budget of \$5.2M will include this work.
16	We also are requesting a bid extension.	No time extension.