

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 2

To

REQUEST FOR PROPOSALS NO. DCAM-21-CS-RFP-0017

DESIGN-BUILD SERVICES

FOR

AITON ELEMENTARY SCHOOL

Issued: November 8, 2021

This Addendum No. 2 is issued and hereby published on the DGS website and effective as of the date shown above. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item No. 1: Questions and Answers are hereby attached as **(Exhibit 1)**.

Item No. 2: Additional drawings hereby attached as **(Exhibit 2)** are incorporated to Attachment X (Existing Drawing) of the RFP

By: *Eric Njonjo*
Eric Njonjo
Contracting Officer

Date: 11/8/2021

- End of Addendum No. 2 -

Exhibit 1
Questions and Answers

Questions and Answers (Q & A)

Project: Design Build Services for Aiton Elementary School

Location: 533 48th Place, NE, Washington, DC

RFP No: DCAM-21-CS-RFP-0017

RFP advertised: 10/19/2021

No.	Questions	Answers
1	Can the PPE forms used for Garfield School or Dorothy Height be used for Aiton School?	PPE forms submitted must be prepped specifically for this RFP. To be clear, the evaluator may reference the same past project/contract for Aiton as they use pertaining to the submissions for other projects. Per Section 5.4.3 the Offeror provides a minimum of (3) past performance evaluation forms.
2	How many buses come to the school on average each morning / afternoon?	DCPS bus services is arranged each year depending on the quantity of students that need this service.
3	Please give clarification on the 5 projects mentioned on Page 61 versus the 8 mentioned on page 62 (under the Key Personnel Section)	Each Key Personnel must list (8) relevant projects and include the individual's role on the particular project. The Offeror must provide details on (5) projects in accordance with the (7) bullet points listed under Section 5.4.3.
4	Please provide the window replacement drawings	Refer to Item No. 4 of this Addendum
5	Page 7 of the RFP indicates Design Development documents will serve as the basis for the GMP and be completed no later than June 1, 2022. In addition, the milestone calendar on Page 8 of the RFP indicates a Full Building Permit Submission due date of June 1, 2022 with GMP proposal and approval from July 2022 thru October 2022 (based on the Design Development Drawings). However, the Scope of Work in Section 2.2.5.2 on Page 25 indicates that the Construction Documents shall be released for DGS review and approval after the GMP has been accepted but prior to permit submission(s). Please clarify if the Design Development drawings are to be used for both the GMP and Full Building Permit submission on June 1, 2022 or if the Construction Documents are to be submitted for DGS review and approval prior to submitting for permit and following approval of the GMP in October 2022 as inferred from the Page 8 Milestone schedule?	A GMP shall be devised based on the 100% Design Development documents in accordance with Section 2.2.3. The Offeror shall submit a schedule that tracks a Substantial Completion date of July 15th, 2021 .
6	The Educational Specification was reissued via Addendum #1; however, the area breakdowns were not reissued with an updated date. Please verify the area breakdowns per the latest Ed Spec.	Refer to Addendum No. 1
7	Can teams submit their proposals in a format other than PDF? The 25MB size limit can cause compression issues on Design-Build Technical submissions.	Refer to Section 3.4.5 and Section 5.4 of the RFP. The Proposals email size shall be limited to 25MB per email
8	Are we allowed to reuse Past Performance Evaluation forms from recent DGS submissions? The Aiton evaluation PPE form is the same form as previous DGS past performance evaluations.	Refer to question no.1.

9	Please confirm that Installation-Floater Insurance is not applicable to this project. RFP States: "Installation-Floater Insurance - For projects not involving structural alterations, the contractor shall provide an installation floater policy with a limit equal to the Property values being installed as part of the project. The policy shall cover property while located at the project site, at temporary locations, or in transit; deductibles will be the sole responsibility of the contractor.	If the project does not entail structural alternations, Installation-Floater Insurance is not required. The design and construction of this project is at the discretion of the Offeror.
10	Is FF&E selection/design/layout included in the team's scope and fees?	Yes. FF&E design, selection, and coordination must be included in the Offeror's submission.
11	Sec 2.2.1.1 – is a Building System Assessment required as part of this project scope? It is not clear from the language in this section.	It is in the best interest of the Design-Builder to assess the existing conditions of the building to properly advance the Project.
12	Is Net Zero Energy a requirement or wish list item?	Net Zero is a requirement.
13	Is the intent for the project to be Net Zero Energy ready? Or achieve Net Zero?	The project must be Net Zero. The installation of the PV panels will be coordinated and furnished through a Power Purchase Agreement outside of the project scope. The Offeror will be responsible for Net Zero certifications.
14	Please confirm if the project is to be WELL certified.	Yes. The Offeror is required to certify the facility and achieve a minimum of WELL Gold.
15	Section 5.4.3, a) – sample 5 projects – does this refer to 5 by the Builder and 5 by the Designer, for a total of 10? Or 5 total projects?	Refer to question no. 3
16	When can we expect the Form of Contract for review?	The Form of Contract will be provided via an Addendum
17	Are there original/historic drawings that can be provided? (something with dimensions, elevations, sections, etc.?)	Refer to Item No. 4 of this Addendum.
18	Are there any renovation/upgrade drawings we can access (mechanical, windows, etc.)?	Refer to Item No. 4 of this Addendum.
19	Are there any additional hazardous materials documented beyond what's shown in the Facility condition assessment report?	Hazardous material report is available under Attachment AA. There are no additional hazardous materials documents available. In accordance with Section 2.2.1.3, the Design-Builder is expected to submit a Hazardous Material survey of affected spaces.
20	How many parking spaces are being requested?	The Offeror should assume minimum requirements by Zoning. Additional coordination with DCPS and LEED requirements should be expected through design concept phase.
21	Are there any easements, etc. related to adjacent park/trail, green space?	There are no known recorded easement agreements on this property. It is required of the Design-Build team to coordinate with DC agencies.
22	Gym/dining/auditorium clarification (ED spec suggests a gymnasium and a dining space)?	It is desired that the gymnasium and auditorium are separate spaces.
23	Does the child development center require a separate entrance?	Yes. This is desired.
24	Is the boiler planned to be decommissioned as part of this modernization?	The design and construction are at the discretion of the Offeror.
25	(5) projects per team member, or (5) projects total for joint ventures, confirm 8 or 5 relevant projects for consultants.	Refer to question no. 3

26	Please confirm that General Contractor and Architect can submit the PPE submitted for Dorothy Height ES/Garfield ES to the designated email for Aiton Elementary School project.	Refer to question no.1.
27	Please provide any analysis performed concerning flood zone within the project boundary.	An analysis of the flood zone with the project boundary is unavailable.
28	When are the awards for Dorothy Height ES and Garfield ES anticipated and will these awards influence the design-build team contract award for Aiton Elementary School?	No projected date for the awards of Dorothy Heights ES and Garfield ES is available at this time. The awards of each will not impact the contract award for Aiton ES.
29	Please clarify if there has been a discussion with National Parks Service and or U.S. Fish and Wildlife Service concerning adjacencies to Watts Branch and will this affect design and construction?	No discussion with National Parks Service nor U.S. Fish and Wildlife Service has taken place. It is the responsibility of the Offeror to anticipate such coordination.
30	Please advise if there are any landscape-related concerns (e.g. planting, maintenance) that we will need to address at the interface between the school property and the National Park property.	No landscape related concerns have been identified at this time. It is the responsibility of the Offeror to anticipate such coordination.
31	The slope along 49th St falls outside of the property limits, but it poses challenges to the project design. Is it possible to consider regrading along that edge?	The design and construction are at the discretion of the Offeror.
32	Please advise if there are any trees that need to be protected or that need to remain on school grounds (e.g., the grove on 48th St).	It is expected of the Design-Build team to work with the DC Department of Transportation Urban Forestry Division to understand which trees require protection.

Exhibit 2

Link to the Additional Drawings

<https://bdsd.box.com/s/eor3m5hfp3j9gyupyl688bcq46omyekh>