

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 2

To

Request for Proposal (“RFP”) No. DCAM-23-CS-RFP-0014

Design-Build Services for Hillcrest Aquatic Center

Issued: July 11, 2023

This Addendum No. 2 is issued on July 11, 2023. Except as modified herein, the RFP remains unchanged.

- Item No. 1.** Questions and Answers Spreadsheet is attached as **Exhibit A.**
- Item No. 2.** Revised DPR Hillcrest Indoor Aquatic Center Design Inspiration (Attachment A1 of the RFP) is attached as **Exhibit B.**
- Item No. 3.** **Section 1.1.15 - Parking** is inserted in section 1.1 of the RFP as follows:
- 1.1.15 Parking:** Design-Builder shall design and install additional parking onsite as required per the District of Columbia code regulations for the new aquatic facility. Please see below sketch for proposed locations for additional parking. It should be noted that parking is limited onsite for construction staff during the construction phase of the project.
- Item No. 4.** **Section xiv. - Parking** is inserted in section 2.1 (b) of the RFP as follows:
- xiv. Parking:** Design-Builder shall design and install additional parking onsite as required per the District of Columbia code regulations for the new aquatic facility. Please see below sketch for proposed locations for additional parking. It should be noted that parking is limited onsite for construction staff during the construction phase of the project.

By: Obi Ranjbar
Obaidullah Ranjbar
Contracting Officer

Date: 7/11/2023

--End of Addendum 2--

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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EXHIBIT A

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

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Design-Build Services for Hillcrest Aquatic Center

Offerors Questions on RFP with DGS Responses

No.	Question	DGS Response
1	Please provide any existing Geotech survey or information of existing site.	Not available
2	Please advise if access between the parking lot and playground must be maintained through construction.	Yes DGS/DPR will prefer access to be maintained through construction, if possible. DGS/DPR will need to review proposed conditions if maintaining access will affect the costs/schedule of the project.
3	Are resumes required? Key personnel are mentioned in 3.4.2 but not in the proposal organization section.	Yes, In order to present their Key Personnel’s qualifications, the offerors shall provide resumes.
4	Section 5 refers to the order of the proposal and refers to section 3.4.5 yet neglects sections 3.4.1, 3.4.2, 3.4.3. Where should those fall in the proposal structure?	The reference made to 3.4.5 within section 5 is only related to project management plan. All the instructions in the Section 5.3 Proposal Size, Organization and Offeror Qualifications should be followed in order to submit a complete proposal.
5	Is the Price proposal separate? The price proposal is mentioned in 5.3.6 and in 3.4.6, should this be included twice?	Both Technical and Price Proposals should be submitted once and in separate files.
6	The CBE is also included in section 3 and 5, should it be included once or twice?	Once.
7	5) Please confirm the limited of 8 - relevant project experiences are for both Builder and Designer (4 projects from the Designer and 4 projects from Builders)	Confirmed
8	We would like to ask for an extension of the due date.	As per Addendum No. 1, the proposal due date has been extended to July 14, 2023 at 4:00 PM.
9	RFP section 1.1 on page 3 identifies the site of the aquatic center. Can a portion of the newly designed aquatic center be located outside this identified zone.	Yes, a portion of the newly designed aquatic center can be located out of the identified zone.

10	RFP Section 1.2 is marked reserved. Is anything missing?	No, nothing is missing.
11	RFP section 1.5.3 calls for the Eleven Month walkthrough to be completed by December 19, 2025, as a part of the administrative completion. The substantial completion is called for May 23, 2025. Please clarify.	The 11-month Walkthrough's completion is not a requirement for the Administrative Completion; however, it remains a requirement of this project.
12	RFP section 2.10.2 in the General condition's breakdown during construction. Can you specify the number of BIM software, seats and hardware required?	This number is up to the Design-Builder. The cost of your General Conditions should include your design-builder's cost for the BIM software, seats and hardware that is needed to complete the project successfully.
13	Are there any existing geotechnical and/or hazmat reports from the existing buildings construction?	No
14	Please confirm that the building is to receive LEED certification.	Yes, LEED Silver is required.
15	Are there any existing civil CAD files for the site?	No.

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EXHIBIT B

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

DPR Capital Project Detail

Agy Rank	Project Title	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	TOTAL
1	Hillcrest Indoor Aquatic Center		\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
	Previously Approved FY22-27 CIP	\$0	\$0	\$0	\$0	\$0	\$0	-	\$0
	Change from Previously Approved		\$15,000	\$0	\$0	\$0	\$0	-	\$15,000

Dollars in thousands

- Funding will be used to construct an indoor pool adjacent to the existing Hillcrest Recreation Center.
- The new indoor swim complex will include pool and lifeguard offices, swimming lanes, splash elements, locker rooms, and family changing rooms.
- As part of DPR's ongoing Ready2Play Master Planning process, indoor pools were ranked second as the "Most Desired Amenities Across Every Ward".
- Per Ready2Play, there is no indoor pool within two miles of Hillcrest Recreation Center. An indoor pool at Hillcrest offers an amazing opportunity to fill an existing gap in a lack of access to an indoor in the community.



Hillcrest - Proposed Pool Location



Design Inspiration



Design Inspiration

Added Scope Item: Design-Builder shall design and install additional parking onsite as required per the District of Columbia code regulations for the new aquatic facility. Please see below sketch for proposed locations for additional parking.

It should be noted that parking is limited onsite for construction staff during the construction phase of the project.

