

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 2

To

Request for Proposals (“RFP”) No. DCAM-22-CS-RFP-0006

**DESIGN-BUILD SERVICES
FOR
ADA UPGRADES AT FOUR DPR FACILITIES
(DPR PACKAGE #2)**

Issued: December 8, 2022

This Addendum No. 2 is issued on December 8, 2022. Except as modified hereby, the RFP remains unmodified.

Item #1: The questions and answers about the RFP is hereby attached as **Exhibit A.**

Item #2: The list of site visit attendees is attached as **Exhibit B.**

By: *Eric Njonjo*
Eric Njonjo
Contracting Officer

Date: 12/8/2022

- End of Addendum No. 2 -

Exhibit A

Questions & Answers Spreadsheet

(See following pages)

Request for Proposal (RFP)

DCAM-22-CS-RFP-0006 Design-Build Services DPR Package 2

Questions & Answers Spreadsheet

No.	Questions	Department Responses
1.	Please provide site surveys and floor plans of all the parks with dimensions.	No floor plans are available for use. See Attachment A - Exhibit A section F. The Office of Disability Rights (“ODR”) Report analysis of sites produced in 2019.
2.	Please provide any occupancy calculations that are available for the determination of restroom code compliance requirements.	Refer to RFP 2.1.2.c. Concept Design requirements.
3.	We need the ADA report with details and recommendations for every park’s interior and exterior areas-	ADA report is included in Attachment A – Exhibit A – Section F (The Office of Disability Rights (“ODR”) Report analysis of sites produced in 2019).
4.	There seemed to be some discrepancy in the building code year. Please confirm that the year we are to use is the current code year.	Ensure design and construction are compliant with the latest code year.
5.	The requirement broadly states that the facilities should meet the code. How will the analysis be addressed if there are items that come up that are not in the base scope of work?	Base scope of work requirements should be followed per the RFP.
6.	Please confirm if: “(v) the key Mechanical, Electrical, and Plumbing (MEP) engineers and (vi) the key structural engineers” are required in this project or omitted.	An MEP engineer may be required based on the scope of each site.
7.	Please confirm no LEED certification is required for the job,	LEED certification is not required.
8.	Please confirm no building permit is required, if yes, please provide an allowance for permit and permit expedited fee.	Permits may be required depending on scope of work for each site. Refer to RFP 2.11.1 Reimbursable Costs and RFP 2.2.2.5 Permits regarding permit fees.
9.	Is there any as built for the existing building?	No drawings/ plans are available for use.

10.	Any CAD or Revit model that DGS can provide to the winning team?	No CAD or Revit model is available for use.
11.	For the technical part, where should the bidder include the key personnel in the package? Before section 5.4.1 or after Section 5.4.2?	After section 5.4.1 of the RFP.
12.	Please verify if the 5-relevant experience required is for both the designer and builder or a total of 10 -projects (5-designer team and 5-project for the Builder team?)	5 projects for Architect/Engineer team and 5 projects for design-builder team
13.	Confirm the \$1.1M budget is for all four sites?	The project budget is \$1,162,500 for all four sites.
14.	How is the budget to be broken down for each site?	Budget to be allocated based on requirements listed in Attachment A – Section 3. Scope of Work. Design-Builder to determine budget allocation for all four sites.
15.	Are all four sites subject to the meet the agreed project schedule? Meaning they all have to be worked on at the same time?	Design-Builder’s schedule shall reflect all site work being performed simultaneously.
15.	Does DGS have record drawings for each site that can be shared to use with the new designs?	No drawings/ plans are available for use.
16.	Is subsurface investigation work to be included in the scope of work for each of the sites?	Subsurface investigation may be required depending on the scope for each site.
17.	Has the project budget been revised to address the higher construction costs that have recently been found to exist?	The project budget remains \$1,162,500 as stated in the RFP.
18.	We assume EISF will not be required because the overall cost at each site will be less than the \$1.9M threshold, please confirm?	EISF should not be required as the project cost is under the threshold determined by DOEE. Design-Builder to confirm with DOB (formerly DCRA) during permitting.
19.	Can the new work be prepared with just two (2) phases of work: Preliminary and Final Permit and not the industry typical way of: Concept, SD, DD, and CD?	Selected Design-Builder has an obligation to meet all of the requirements of the RFP Documents.
20.	More precise definition of the scope of work at each site would be helpful?	See Attachment A – 3. Scope of Work Section C. and D. Site specific stabilization work.
21.	Is there a need to consider breakout packages to be included in the permitting phase?	Yes. Design-Builder shall submit a permit set for each site as required by DOB (formerly DCRA). Design-Builder shall submit permit sets to DOB at the same time.

22.	Are each of the sites available for additional site inspections?	Additional site visit can be conducted independently by bidder.
23.	Is this project and interior renovation or new construction.	Interior renovation for SOW items interior to recreation centers. Design-Builder to confirm with DOB (formerly DCRA) concerning project type designation for exterior.

Exhibit B

List of site visit attendees

(See following pages)

DPR MEETING SIGN-IN

ADA COMPLIANCE PACKAGE #2

PROJECT: DCAM-22-CS-RFP-0006

NAME	TITLE	COMPANY	PHONE	EMAIL
Drew Gibbons	Civil Engineer	AMT Engineering	443-835-5356	agibbons@amtengineering.com
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Cristina Revollo	Architect	Green Construction	301-383-5933 / 202-961-2206	projects@dcgreenconstruction.com
Solomon Kabore	Project Manager	IC Build	202-368-1533	solomon@icbuild.org
Taylor Thomas	Principal	Amar Group	443-695-3565	timesthomas@amargroup.com
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