

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 2**

**To**

**Request for Proposals (“RFP”) No. DCAM-22-CS-RFP-0021**

**DESIGN-BUILD SERVICES  
FOR  
DOC READY CENTER**

**Issued: January 13, 2023**

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This Addendum No. 2 is issued on January 13, 2023. Except as modified hereby, the RFP remains unmodified.

- Item #1:** The proposal due date is hereby extended to January 20, 2023 at 2 p.m.
- Item #2:** The total budget in section 2.2.2.1 - schematic design of the RFP is hereby corrected to \$6,499,250.00.
- Item #3:** In PART 2 of the RFP - section e) is INSERTED: (The design-builder to demolish and relocate the existing building.
- Item#4:** Section 1.5 and 1.9.2 of the RFP, Substantial Completion date is hereby revised to 24 months from the Notice of Award.
- Item#5:** The questions and answers spreadsheet is hereby attached as **Exhibit A**

**By:** *James H. Marshall*

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James H. Marshall  
DGS Contracting Officer

**Date:** 1/13/2023

- End of Addendum No. 2

**Exhibit A**

*Questions & Answers Spreadsheet*

*(See following pages)*

## Request for Quotation (RFP)

### DCAM-22-CS-RFP-0021 - DOC Ready Center

#### Questions & Answers Spreadsheet

| No. | Questions   | Department Responses   |
|-----|---|--|
| 1.  | Is this project and interior renovation or new construction?  | New Construction   |
| 2.  | Per Part 1, Sections 1.1-.1.2 DGS is engaging a Design-Builder to construct a new READY center. During the site visit it was discovered the existing building is a modular construction and the new building is to be a modular build as well. Please confirm this, describe what is intended by the term modular” as it is not in the RFP, and provide a footprint size desired so we have a clear understanding when pricing. | The current building is a modular a constructed building that is being used by the government. For the purpose of this RFP, the government is requesting a design build contractor that can provide a design build solution of new construction or modular construction. |
| 3.  | Why modular? What are you trying to accomplish? Speed, limited site disturbance, relocatable, or something else? The answer to this question will help us decide which type to provide options for.   | See answer 2   |
| 4.  | What is the Building Construction Type desired for this project? Will this building be Type VB (Wood) Construction or other?  | See answer 2   |
| 5.  | During the site visit it was discovered the overhead electric coming into the site is to go underground as it feeds the new READY Center. Please confirm this, as well as if the construction budget provided in the RFP includes the cost for this change in Electrical service to the new building.   | The current power configuration is an above the ground solution. The design build contractor will be required to provide and underground solution to the new structure. The transformer it's 1500 feet from the existing building.                                       |
| 6.  | Please confirm the cemetery is historic. Please provide insight into how sensitive the approval process will be for digging in relation to the historic designation. Please send any information available on setbacks, etc.  | The cemetery is historic.  |
| 7.  | What size should this building be? Are we replacing in kind or are you asking for larger? Please provide desired size.  | Please see the program requirement for the building in the scope of work. We are not replacing in kind structure. roof escape  |

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|----|---|---|
| 8. | It was mentioned at the site visit that one of the major reasons for replacing the current building is because you wanted a roof escape; that can be provided. Do you have any other information on this desire? Obviously, that is any easy fix that wouldn't require replacement. Please explain the purpose for the new build/new modular. | This building is being replaced due to the age and functionality of the current building. the government is not replacing the building for a roof escape. The ready center details can be found at the BC government website <a href="http://doc.dc.gov">http://doc.dc.gov</a> (The Ready Center  doc-DC Department of Corrections. |
| 9. | Page 3 and Page 12 of the RFP have different construction budget numbers. Please confirm whether this project is 6.499 or 6.449   | The design build budget number is \$6,499,250.00. Please see Item No. 2 of addendum.  |
| 10 | Please provide all HAZMAT and Existing condition information on the existing building and building site.  | We don't have these documents.  |
| 11 | Please confirm CBE percentage will be based on site work only (as limited as it is) and the modular value will be pulled out separately. (Assuming a modular is what is being requested)  | Please see the DC Government laws and regulations for CBE participation. The required CBE % is based on the total price of the contract.  |
| 12 | The RFP doesn't mention any site improvements. Please verify there is no additional parking, landscaping, lighting, security, outdoor seating, etc. for this project.   | Please include all proposed site improvements in your design build proposal for lighting and landscape No additional parking or outdoor seating is required.  |
| 13 | If this is modular construction, is the new READY Building to be a temporary/relocatable or permanent modular construction?   | The new building is to be a permanent structure. The type of building has not been mandated.  |
| 14 | Is the existing modular building to be dismantled and relocated to another site or storage lot, or is the existing modular building to be demolished? If so, is this work part of this RFP?   | Refer to Item No. 3 of the addendum.  |
| 15 | Are the foundations from the existing modular building to be removed? If so, is this work part of this RFP?   | Yes, the existing building foundations shall be removed by the design build contractor.   |
| 16 | Are the utilities from the existing modular building to be disconnected and capped? If so, is this work part of this RFP?   | Yes, all utilities of the existing building that are not utilized by the design build contractor for the new construction shall be disconnected and capped.   |
| 17 | Is the new READY Building to be single-story or two-story? If two-story is an elevator required?  | Design-builder shall ensure the Program of Requirements provided in Attachment A of the RFP are met.  |

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| 18 | What is the desired completion and occupancy date for the new READY Building?  | Refer to item No. 4 in addendum.   |
| 19 | Please confirm the First Source requirement will be based on site work only with the modular work/value will be pulled out separately. (Assuming a modular is what is being requested) | The first source requirement is based on total contract value.                                       |
| 20 | Can you provide us with space requirements (a space program) and/or sketch of the desired floor plan for the new READY Building?   | Design-builder shall ensure the Program of Requirements provided in Attachment A of the RFP are met. |
| 21 | Does the new READY Building have any special site set-back, historic, or other site requirements?  | The building does not have any special site set-backs.   |
| 22 | Is the existing electrical back-up generator to be re-used for the new READY Building installation?  | Yes  |