

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 3

To

REQUEST FOR PROPOSALS NO. DCAM-21-CS-RFP-0010

DESIGN-BUILD SERVICES

FOR

SCHOOL WITHOUT WALLS AT FRANCIS STEVENS EDUCATION CAMPUS

Issued: November 18, 2021

This Addendum No. 3 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: Link to the existing drawings, additional technical specification, and Owner Project Requirements (“OPR”) are hereby attached as **(Exhibit 2)** and incorporated to the RFP.

Item No. 3: The Proposals Due Date is hereby extended to **December 7, 2021, at 2:00 P.M.**

By: *Eric Njonjo*
Eric Njonjo
Contracting Officer

Date: 11/18/2021

- End of Addendum No. 3 -

EXHIBIT 1

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

| Questions and Answers (Q&A) | | |
|-----------------------------|--|--|
| PROJECT: | Design-Build Services for School Without Walls at Francis Stevens Education Campus | |
| LOCATION: | Washington, DC | |
| RFP NO: | DCAM-21-CS-RFP-0019 | |
| RFP advertised | 11/2/2021 | |
| No | Question(s): | Answer(s): |
| 1 | Are you able to provide any drawings of the existing building to support the development of design ideas? | Refer to Item No. 2 of this Addendum |
| 2 | 3.4.5 asks for "general design ideas on the new building's aesthetic within the existing neighborhood context" – should that be related to modernization/addition? | Yes, general ideas on the modernized building's aesthetic should be provided. |
| 3 | 3.4.3 asks for "Design experience of ground up new educational facilities and site analysis of building orientation strategy" – should that be related to modernizations/additions? | Previous experience related to educational facilities of this scope and cost should be highlighted per section 3.4.3. |
| 4 | 3.4.1 asks for "Demonstrated Experience with Design-Build of new ground up construction" – should that be modernizations/additions? | Refer to question No. 3 |
| 5 | Could you clarify the submission deadline? The cover says the 23rd, but the schedule in 1.9.1 says the 30th. | Refer to Addendum No. 2 of the RFP posted on the DGS Solicitation web page. |
| 6 | The RFP indicates that Attachment X includes Existing Building Drawings, but this Attachment was not included with the RFP. Please make these drawings available as soon as possible – they are required to accurately analyze the Ed Spec Requirements against the existing building. | Refer to Item No. 2 of this Addendum |
| 7 | Please also confirm that the building will be unoccupied during the renovation and provide a date when the building will be available to begin performing destructive surveys and/or interior demolition | Confirmed, the building will be unoccupied starting in summer of 2023. |
| 8 | Please provide an updated site plan that delineates the DCPS property and the Dept of Parks and Rec property | A site plan delineating the properties does not exist. |
| 9 | Please confirm if the base bid should only include the Phase I ESA (Environmental Site Assessment). | Include pricing for a Phase II ESA in your proposal. |
| 10 | If Phase II ESA (Environmental Site Assessment) is required because of unexpected site conditions, please confirm if this will be an add service. | Refer to question No. 9 |
| 11 | Is it a requirement for the gymnasium, auditorium, and cafeteria to be separate structures or can they be combined? | The current building has separate gymnasium and cafeteria and the desire is to keep them separate. |
| 12 | Will there be existing FF&E to be relocated from the swing space into the renovated building to be included in the scope of work? | The SOW for swinging the school to their swing space will be included in a separate contract. Move of the school into the modernized school from the swing space should be included in this contract. |
| 13 | What is DGS' review time period between each design submission (Concept Design, Schematic Design, Design Development)? | Plan for a two week review periods between each design submission. |
| 14 | During which phase of the project's design will DCPS / DGS decide whether or not they are going to move forward with the add alternate addition? | Concept design. |
| 15 | Does DGS/DCPS have any existing agreements in place with US NPS regarding the use of the grass area directly north of the school's parking lot? | No agreement between NPS or DCPS exists. |
| 16 | Will the building be occupied at any point during the construction process? | No. |
| 17 | The SWWFS Property is immediately adjacent to National Park Service property, the DC Department of Recreation property and private property. What can you share that might define boundaries and/or operating agreements amongst the various adjacent land holders? | Refer to question No. 15. A site plan delineating the properties does not exist. |
| 18 | During construction of the Project, can we assume that the fields and park area behind the SWWFS School Building can be fenced off and closed to the public? | No. This land is not owned by DGS/DCPS. |
| 19 | When will we receive the Form of Contract? | The Form of Contract will be issue via an addendum and posted on the DGS Solicitation web page. |
| 20 | Please confirm that the base price is to include the Design Fee for both the Renovation and New Construction, and the Design-Build Fee for the Renovation, only. | Confirmed. |
| 21 | Please confirm that the Add Alternate price is to include the Design-Build Fee for New Construction, only. | Confirmed. |
| 22 | Please advise how we are to provide pricing for the Base Price and Add Alternate Price. Attachment C does not correspond to this pricing structure. | Bidders to present their price broken down by base bid and add alternate separately. |
| 23 | In addition, where the procurement of this project coincides with an extended holiday weekend, we respectfully request that DGS consider extending the bid due date one (1) week to Tuesday, December 7. | Refer to Item No. 3 of this Addendum |
| 24 | Project team is to register and certify as a WELL project. What level of WELL certification should we plan for? | The project team will pursue WELL Gold certification. |
| 25 | Separate network engineering and design to be coordinated with the Design-Build team. Does this supersede the need for an AVIT consultant to be part of the Design-Build team? | An AV/IT consultant will still be required to be part of the design-build team. |
| 26 | During preconstruction and construction activities is the facility intended to be fully or partially occupied? Will construction activities require phasing to accommodate building use? | The school will be unoccupied from summer 2023 to summer 2025 |
| 27 | Are existing drawings or CAD files available? | Refer to Item No. 2 of this Addendum |
| 28 | Are any recent HAZMAT reports available? | Refer to Item No. 2 of this Addendum |
| 29 | Are any maintenance logs available for review of the existing conditions? | Refer to Item No. 2 of this Addendum |
| 30 | This is an unzoned tax lot. Will the Design-Build team be required to perform subdivision for the lot? | The Design Builder team shall work with DCRA and regulatory agencies to determine if this lot should remain as is, or if subdivision should be performed. |
| 31 | Are hard copy deliverables required per the RFP for DD and As-Built submittals, or will electronic copies suffice? | Electronic copies will suffice for all design submissions. |
| 32 | SD phase indicates min. 3 community meetings. How many community meetings should be anticipated for DD or other phases? | Include 15 community and/or SIT meetings for the Project. |
| 33 | Will another round of questions be allowed once the Addendum for Attachment M "Form of Contract" is provided? | No |
| 34 | RFP Attachment A Ed Specs indicates, on the second page of the Site-Specific Educational Specifications, that "If Dining and Gymnasium spaces are adjacent, maximum SF shall be 5,000 SF between the two spaces". Please clarify the intent of this statement. Is the intent that if a new combined "Gym/Dining Space" is constructed, its total square footage should be no more than 5,000 SF, in comparison to the base program, which calls for a total of 9,500 SF for the two uses (4,500 SF Gymnasium and a 5,000 SF Student Dining Area)? | Refer to question No. 11 |
| 35 | The RFP appears that the fee from the AE team should be inclusive of the addition. Please confirm. | Confirmed. |
| 36 | The lot that the school is on is currently unzoned. Does DGS have the expectation that the zone will remain classified as such through the life of this project? | The DB team shall work with DCRA and regulatory agencies to determine if this lot should remain as is, or if subdivision should be performed. |
| 37 | Are there any efforts to change the current unzoned status of the lot to another zone? | Refer to question No. 36 |
| 38 | Can DGS clarify the ownership of the adjacent lots to the north, northwest, & northeast of the school property? | This is owned by the National Park Service. |
| 39 | Can DGS clarify any existing use agreements between the school and the owners of the adjacent lots to the north, northwest, & northeast of the school property? | No agreements with the adjacent owners exist. |
| 40 | Can DGS clarify the official (or unofficial) limits of the project? i.e., property line, or bullfields on properties belonging to others? | A site plan delineating the properties does not exist. |
| 41 | Can you tell me who the sustainability officer is for the LEED requirement on this project | A sustainability officer has not been assigned to this project yet. |
| 42 | Are the afterschool program requirements for the elementary and middle school all held on-site or immediately adjacent field? Is there any requirement to accommodate any program requirements for outdoor sports for SWW High School? | There is no expectation of providing athletic accommodations for SWWHHS. The site design should take into account ES afterschool programs and MS athletics, with the understanding that there will be some limitations on the ability to program the NPS land. |
| 43 | The scope for preservation is largely undefined. There are two specific surveys/reports listed in the RFP that we should be a part of but there are no specific requirements as to what they include: p 14: Building System Assessment (windows is mentioned but we assume this is needed for masonry building envelope) and p 15: Historic Resources Survey. Further definition of the specific requirements would be helpful. Can you please provide some additional clarity to the desired scope for the historic building? Are new windows and doors included? | The design build team will need to work with HPO and DGS to establish what will be required. |
| 44 | Is there any agreement with HPO/CFA as to the historic status of the building and their particular interests? | Refer to question No. 43 |
| 45 | Is a historic structures report available for us to review at this time? | Refer to question No. 43 |
| 46 | Is it the intent to provide two distinct gyms in the final building programming? | Yes. |

EXHIBIT 2

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

Exhibit 2
Existing Drawings, Technical Specification and Owner Project Requirements
("OPR")

Use below link

https://dcgovict-my.sharepoint.com/:f:/g/personal/alexamayewski_dc_gov/ElldBJ_6xOdHg_OwACaflyABBp3zX9C4oHjY9WBmg7Tk3w?e=CmiaKI