

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 4**

**To**

**Request for Proposal (“RFP”) No. DCAM-24-CS-RFP-0017**

**Design-Build Services**

**For**

**William H. Rumsey Aquatic Center Modernization**

**Issued: May 7, 2024**

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This Addendum No. 4 is issued on May 7, 2024. Except as modified herein, the RFP remains unchanged.

**Item No. 1.**

**The RFI Responses:**

The RFI Responses is hereby attached as **Exhibit 1**.

1.1 Revised Design-Build Milestone Schedule (Attachment A) to Exhibit 1.

**Item No. 2.**

**The Proposals Due Date:**

The Proposal due date is hereby extended from May 10, 2024, at 02:00 pm to May 24, 2024, at 02:00 pm.

By: Obaidullah Ranjbar  
Obaidullah Ranjbar  
Contracting Officer

Date: 5/8/2024

--End of Addendum 4--

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES**



**EXHIBIT 1**

**RFI Responses**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF GENERAL SERVICES**



**DCAM-24-CS-RFP-0017**  
**Design-Build Services for William H. Rumsey Aquatic Center Modernization**

**EXHIBIT 1**

**Bidders Questions on RFP with DGS Responses**

No.	Question	DGS Response
1	Please advise on the depth of community engagement planned for this project – how many community meetings should be included per phase?	<b>There will be at least one community meeting per project phase: concept design, schematic design, design development, final design, and construction kick-off.</b>
2	Please confirm if the project will be required to pursue Net Zero Energy.	<b>Yes, the project will be required to pursue Net Zero Energy. Every effort shall be made to achieve Net Zero Energy, including the use photo voltaic and geothermal energy. The team can request a Net Zero Exemption if needed.</b>
3	Please confirm the LEED goals for the project – Silver? Gold?	<b>The project shall meet LEED Silver Certification, at a minimum.</b>
4	Per section 2.3.8 – has DGS identified any items for salvage or reuse?	<b>Pool equipment, trash and recycle receptacles and DPR standard benches shall be salvaged for reuse</b>
5	Please confirm the size of the pool to be used as the baseline in the program.	<b>8-lane, 25-yard pool with zero barrier entrance and wading pool.</b>
6	Please clarify the program/use of the “tech lounge.”	<b>A room or delineated area with wi-fi, internet enabled (via wi-fi) computers in stations (3 minimum), armchairs and small sofas, minimum 250 sf</b>
7	Section 3.4.3.iv refers to the experience w/ the demolition of facilities w/ historic significance built prior to the 1930's. The existing Rumsey Center is from the 70's. Please confirm this item does not apply to this solicitation.	<b>This item applies, as it speaks to the experience of the bidder. It does not mean Rumsey is from the 30s.</b>

8	Page 14 General Description of Design-Builder's Duties and Responsibilities notes historic preservation under c). Can you please clarify the scope of historic preservation services required as part of the RFP? Has HPO identified the existing structure as historic or not?	<b>This means that the bidder must coordinate with HPO to determine the extent to which historic preservation applies in this instance.</b>
9	Please confirm if an archaeological survey is required as part of the scope of this project.	<b>Coordination to determine the archaeological requirements for this project is part of the bidder's scope of work.</b>
10	Please confirm the dates for the schedule in section 1.6. The date for Design Development does not seem to fit within the timeline.	<b>Please see the attached, revised schedule (Attachment A)</b>
11	Please confirm the maximum number of project samples - is it 5 total for the Team or 5 each for the Builder and 5 each for the Architect/Engineer (for a total of 10).	<b>5 each for a total of 10</b>
12	Do the insurance obligations set forth in Part 8, Section C of the RFP apply to the Designer? If so, please clarify whether the Designer would be expected to maintain the following types of insurance: Installation-Floater Insurance & Riggers Liability.	<b>Failure to carry appropriate insurance and or failure to carry adequate limits shall not relieve Contractor from its indemnity and contractual obligations herein.</b>
13	How many community meetings we will expect for this project?	<b>There will be at least one community meeting per project phase: concept design, schematic design, design development, final design, and construction kick-off.</b>
14	At Page 13 of the RFP – Security requirement item: please confirm this cost will be included in the GMP phase and excluded from this cost of this phase's proposal.	<b>Security requirements are a part of this phase's proposal</b>
15	Please clarify the requirement milestone for GMP, based on the current required GMP approval of July 2026 – the construction time for the project will be a big challenge	<b>Please see the attached, revised schedule (Attachment A)</b>
16	Please confirm Well Certification is not required for this job	<b>WELL Certification is not required.</b>
17	Is there any live ACAD or BIM file available for the winning designer team	<b>No such files are available</b>
18	Please confirm this project will require a Raze permit	<b>This project will require a raze permit</b>
19	Is there any valid HAZMAT report available if not will DGS provide an allowance for this item HAZMAT and Abatement, or it should be covered in the Early Release Contract?	<b>A HAZMAT report is not available. Determinations regarding HAZMAT abatement are a part of the project scope.</b>
20	Could you please share the bid site visit attendance list?	<b>The sign-in sheet was issued on April 23, 2024, through Addendum No. 3.</b>
21	It is understood that the building shall be demolished to make way for a new facility. Has there been any coordination with the Historic Preservation Office or studies performed about the existing building to determine if any portions shall remain?	<b>That determination is a part of the project scope</b>

22	The existing conditions assessment (Attachment Y) performed in 2009 denotes approximate property lines in page 4 of 72. Will a consistent set back be required?	<b>All zoning laws must be obeyed. The determination is part of the project scope</b>
23	Does the District have any further information on the Property Lines or land use agreements for the site?	<b>No additional information is available at this time. That work is part of the project scope.</b>
24	Page 66 of 72 in the existing condition assessment (Attachment Y) has the proposed LEED scorecard. Are the credits described a program requirement?	<b>The project must attain LEED Silver status, at a minimum</b>
25	The Space Utilization Survey provided in the existing condition assessment (Attachment Y) has proposed floor plan layouts. Is the Design-Builder required to match the Gross Floor Area as described in the report.	<b>No. This is all new build, with new concepts for floor plans.</b>
26	The Space Utilization Survey provided in the existing condition assessment (Attachment Y) has proposed floor plan layouts. Is Rentable area required as part of the Design?	<b>Community meeting rooms are required as part of the design. Those rooms are for permitting, not for rent.</b>
27	The program mentions a 'full-size pool'. Please confirm the competition size. Is it Olympic, 25 meters, 25 yards, etc.?	<b>8 lanes – 25 yards</b>
28	Section 1.3 – 2026 is the date listed for the building to be ready for staff. Confirm this should be 2027 per Section 1.6.	<b>Please see attached, revised schedule (Attachment A)</b>
29	Section 1.5.3 – Advise if this building is to achieve WELL certification and Net Zero.	<b>Net Zero Only</b>
30	Section 1.6 – The Concept Design Package is listed to be provided 16 weeks after NTP or earlier. Section 2.2.1.2 and 2.2.1.3 show the CD package provided 12 weeks after NTP. Please advise.	<b>Please see attached, revised schedule (Attachment A)</b>
31	Section 1.6 – We believe there may be a discrepancy between the GMP Proposal Submission Dates (which are based on 100% DD's), the Building Permit Submission, and the Full GMP Construction Start. Please review and update or provide clarity. For example: a. The Building Permit Submission package is listed to be provided 36 weeks from NTP which is March 2025. If GMP pricing is due January 2026, the 100% DD's would be issued sometime in October/November 2025. This would mean the building permit drawings would be based on some level of Schematic Design. b. Similarly, the Full GMP Construction Start Date is listed to be provided 61 weeks from NTP which is September 2025. This would mean construction would start well before design has enough detail to build anything.	<b>Please see attached, revised schedule (Attachment A)</b>
32	Section 2.12 – Clarify what type of commissioning is to be provided by DGS (MEP Systems, Building Envelope, etc.).	<b>Commissioning is provided by the GC</b>
33	Section 3.4.3 – Item #4 requires demonstrating experience with D-B demolition of facilities with historic significance built prior to the 1903's. The RFP states this building was built in 1970. Confirm we are required to provide experience working on D-B projects associated with demolition of facilities with historic significance built prior to the 1903's.	<b>Yes, confirmed</b>

34	Can you confirm Eastern Market is on the same lot as Rumsey Aquatic Center?	<b>That determination is a part of the project scope.</b>
35	Does the senior lounge need to have its own tech lounge?	<b>No, the senior lounge will not have a separate “tech” lounge, however there shall be computer workstations in the senior lounge, along with wi-fi availability.</b>
36	Does the existing parking need to be maintained in its location and/or size?	<b>No. Parking shall be sized and located in accordance with current zoning laws and parking regulations</b>
37	Can we reduce the locker room sizes?	<b>Yes, the locker room size, and all spaces shall be sized to fit the new building footprint and DPR program</b>
38	Can a beach entry replace the wading pool requirement?	<b>No. The beach entry for the large pool is required and the children’s pool is required as well.</b>
39	What are trash management preferences (i.e. cans, dumpster)?	<b>Trash and recycle receptacles will be required for the new building and as part of the new site amenities.</b>
40	Should the facility offer bleacher seating, and if so what capacity?	<b>Some bleacher seating may be included as part of the DPR programming. The extent of the seating and location will be determined during design.</b>
41	On Page 45, part 3.4.5 iv. refers to the requirement of facilities built prior to the 1930s. Page 4 of the RFP refers to the building being constructed in 1970. Please confirm which year is applicable regarding project experience.	<b>The requirement for historical knowledge of buildings from the 1930s still stands</b>
42	RFP section 1.1.1 notes that the project is expected to be LEED Silver certified. There is no mention of net-zero construction or certification, except for a passing reference in section 1.5.3B. Please confirm that net-zero construction or certification will not be required.	<b>Net zero construction and certification will be required. Every attempt shall be made to meet the requirements of GGBC. This includes installation of PV panels, geothermal wells, or any other sustainable energy equipment</b>
43	Please confirm that there is no maximum EUI requirement.	<b>All requirements of the GGBC shall be met.</b>
44	The zoning and property maps indicate that the property is considered a single lot that also includes Eastern Market. However, the Lot Area square footage and the project site diagram indicate that just the Rumsey site is considered the site boundary. Please confirm that DGS is prepared to subdivide the lot, as this will have significant effects for GAR, parking requirements, and other zoning requirements.	<b>Subdividing the lot, and any other subsequent requirements are part of the project scope if needed and shall be performed by the awardee.</b>
45	In association with the previous question, please confirm that the parking spaces in the project boundary area can be removed or are not intended to remain.	<b>Parking requirements shall be determined by the awardee.</b>

46	Does DPR intend for there to be a perimeter security fence on the property?	<b>A perimeter security fence is not currently intended for this site. However additional DPR programming requirements in place at the time of the design may dictate that a fence is included.</b>
47	Are alley improvements (repaving, etc.) for the drive-lane between Eastern Market and the existing building to be considered in scope?	<b>Yes, alley improvements are a part of the project scope. The extent of the improvements will be determined during the design phase.</b>
48	Please confirm if diving blocks are required for the lane pool.	<b>Diving blocks are required for the 8-lane pool.</b>
49	Please confirm that "full size 8-lane pool" indicates a 25-yard pool. Additionally, please confirm if a 25 yard or 25meter pool is required. The existing pool size indicates a 25-yard pool.	<b>Full size refers to an 8-lane, 25-yard pool</b>
50	Can the proposal deadline be extended?	<b>The proposal deadline has been extended.</b>
51	We know the total for the A/E fee, but can the subs be broken down later?	<b>What is the basis for this question?</b>
52	You request experience with buildings prior to 1930 but Rumsey is not from the 1930s, or before. Why are you requesting this, and can this be modified to a later timeframe?	<b>The question is designed to review your experience with historical structures.</b>
53	We did not see anything about Green Area Ratio (GAR) requirements in the proposal. Can you confirm this will not be required?	<b>GAR requirements are a part of the project scope. This determination will be required</b>
54	Please provide IH assessment to determine if abatement is required.	<b>An IH assessment is not available. Determination of whether abatement is required, as well as abatement, is part of the project scope.</b>
55	The RFP indicates a subcontracting plan is to be submitted with our proposal. Please advise if this can be waived at initial submission and submitted during pricing of the GMP.	<b>The subcontracting plan is required as part of the proposal.</b>
56	If we missed the site visit, can we schedule one?	<b>The building is typically open to the public. Please contact DPR to ensure that your visit can be accommodated</b>
57	Should we consider one body of water or separated pools?	<b>Both options should be considered.</b>
58	Are we required to provide parking spaces? If so, how many?	<b>The parking space requirement determination is a part of the project scope.</b>

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**Attachment A to Exhibit 1**

**Revised Design-Build Milestone Schedule**



Rumsey Aquatic Center

<b>Activity</b>	<b>Approx. Start Date</b>	<b>Approx. End Date</b>
Proposal Evaluation and Vendor Selection	May 24, 2024	June 28, 2024
Anticipated NTP/Design Start	July 15, 2024	
Concept Design Package Submission	16 weeks from NTP	November 4, 2024
Full Building Permit Submission	36 weeks from NTP	March 24, 2025
Full GMP/ Construction Start	61 weeks from NTP	September 15, 2025
Substantial Completion Date		October 1, 2026
Final Completion Date		November 1, 2026
Administrative Completion Date		February 2, 2027