

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



**Addendum No. 4  
To  
REQUEST FOR PROPOSALS NO. DCAM-18-CS-0105  
DESIGN-BUILD SERVICES  
SHEPHERD RECREATION CENTER  
AND  
SHEPHERD ELEMENTARY SCHOOL CAFETERIA**

**Issued: October 12, 2018**

This Addendum No. 4 is issued and hereby published on the DGS website on **October 12, 2018**. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1:** Questions and Answers are hereby attached as Exhibit 1.

**Item #2:** The Milestone and Project Schedules within Section 1.5 of the RFP (Project Delivery Method and Schedule) are hereby revised, as follows:

**Shepherd Recreation Center Revised Milestone Schedule**

#	Milestone	Weeks	
		from NTP	Milestone Date
1	Issue DB Solicitation		September 20, 2018
2	DB Bids Due		October 18, 2018
3	Notice to Proceed		November 1, 2018
4	Concept Design Submission	5	December 7, 2018
5	Concept Design Review	6	December 14, 2018
6	Schematic Design Submission	12	January 25, 2019
7	Schematic Design Review	13	February 1, 2019
8	Design Development Submission	20	March 22, 2019
9	Design Development Review	21	March 29, 2019
10	Permit Documents Submission	24	April 19, 2019
11	Design-Builder's GMP	25	April 26, 2019
12	Construction Drawings	27	May 10, 2019
13	Trade Bidding	30	May 31, 2019
14	GMP Finalized	32	June 14, 2019
15	GMP Approved by Council	36	July 12, 2019
16	<b>Substantial Completion</b>	<b>91</b>	<b>August 3, 2020</b>
17	Administration Completion	103	October 26, 2020

	2018					2019												2020											
Activity	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	
Notice to Proceed																													
Concept Design Submission																													
Concept Design Review																													
Schematic Design Submission																													
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Design Development Submission																													
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By: Franklin Austin  
Franklin Austin  
Contracting Officer

Date: 10/12/2018

- End of Addendum No. 4 -

## **Exhibit 1**

## Questions and Answers

1. Question: In reference to the above project, can you kindly let us know the exact level of LEED certification that is required for the project. Is it Silver or Gold?

**Answer:** The Shepherd Rec Center at a minimum is to have a LEED Silver Certification as per DPR standards.

2. Question: The Design Analysis indicates LEED New Construction (NC) required. Based on our understanding that Shepherd Rec will be used by Shepherd ES during school hours as their gymnasium space we suggest that LEED for Schools will be required. LEED NC requires Silver certification while LEED for Schools requires Gold certification. LEED for Schools is a higher bar which may affect design and construction cost. In our opinion the more stringent LEED for Schools will be required. Please confirm which certification is required.

**Answer:** Since this is a DPR project, the minimum LEED requirement is Silver.

3. Question: Confirm that DCPS review and approval of the design will be required.

**Answer:** No. DCPS review and approval is not required for this is requirement since this is DPR Project. DCPS will have input in some of the requirement. The official approval of the design of the Shepherd Rec Center and Cafeteria Renovation will be approved by DGS and DPR.

4. Question: Confirm what if any DCPS Standard Facility Specifications for elementary school gymnasiums and attendant spaces as well as student dining will be required. Known DCPS requirements for elementary schools include climbing wall, powered archery net, performance platform, storage for DCPS training bicycles and outdoor student dining.

**Answer:** The specific scope of work (SOW) for the gymnasium and cafeteria FF&E will be designed once the project is awarded. There will be DPR standard gymnasium equipment, storage rooms, bathrooms and additional equipment for the elementary school that will be discussed with DCPS. Additionally, there will be cafeteria dining tables with benches, serving line, cooking equipment, storage rooms, bathrooms, etc. for a standard elementary cafeteria. There will not be a performance platform or stage in the gymnasium or Multipurpose Room.

5. Question: Confirm what if any DCPS Standard Facility Specifications for elementary school playgrounds are to be met as part of this project. The dp+partners architects 07/09/18 plans eliminate site area currently dedicated to existing playgrounds and structures. Are these areas and structures to be replicated elsewhere on site? Additional playgrounds and structures are not currently shown on the plans.

**Answer:** There will be no additional requirements for playgrounds and structures for the Shepherd Elementary School. If any existing playground equipment or structures that are removed in order to build the new Recreation Center DPR & DCPS would like the equipment and structure re-installed and if required re-certified.

6. Question: Confirm what if any current DCPS Standard Facility Specifications for elementary school playgrounds are to be included. DCPS currently requires spaces for bicycle “bicycle traffic gardens”, gardening, etc., on many projects.

**Answer:** Please refer to Question No. 5 response.

7. Question: Confirm that the new addition will not be designed to allow concurrent school and public use.

**Answer:** The new Shepherd Rec Center Gymnasium, Multipurpose/Dining Room, Designated Storage Rooms, Elementary Standard Boy’s and Girl’s Bathrooms and the accessible hallways will be utilized by the school during school hours. The Catering Kitchen will be locked during school hours and open for Community use after school hours. In addition to the Gymnasium and Multipurpose Room, the Office, Fitness Center, Men’s and Women’s Standard Bathrooms and DPR Rec Center Storage Rooms will have Community access prior to and after school’s hours. Access to the school hallways and boy’s and girl’s bathrooms will be locked off to the Community prior to and after school hours. For maximum safety, there should never be a time when school children and community members are occupying the same space in the new facility.

8. Question: Confirm that stair and ADA access from new gymnasium to lower level play field with the school security fencing will be required.

**Answer:** Only ADA access to the Rec Center is required from Jonquil St., NW and ADA access from the new Rec Center building addition to the existing school’s playground is required.

9. Question: Please confirm the number of design schemes required at each design submission.

**Answer:** Refer to Item # 2 of Addendum No. 4

10. Questions: Section 2.3.1.7 (page 14 of 84) identifies geotechnical testing as a preconstruction service to be provided by the Design-Builder. Due to the quick turnaround of the SD Submission being due on November 30, 2018, are there any existing geotechnical reports available for use during schematic design should a new geotechnical analysis not be completed in time?

**Answer:** DPR and DGS PM will make available the as-built drawings and any geotechnical reports that are available for the Shepherd Elementary School.

11. Question: Are drawings & geotechnical information from the major 2016 construction available? Specifically, information about structural foundations which might impact the proposed work.

**Answer:** Please refer to Question No. 10 response.

12. Question: Is there a stormwater retention system in the area under the playground? At the pre-proposal walk, we saw something of the sort with large gratings in this area. That could definitely impact our foundation system.

**Answer:** There are two stormwater storage systems at Shepherd Elementary School. Both are on 14<sup>th</sup> Street, NW and at the corners of Jonquil St. and Kalmia Rd. There is not a stormwater storage system on the southwest side of the school under the outside playground and basketball court.

13. Question: Page 5 of 84 indicates an Early Release Package date of November 16, 2018 which is 3 weeks after the NTP on November 1, 2018. Please confirm if the Early Release Package is intended to be an actual drawing submission by the design team. Section 2.3.7 (page 21 of 84) describes "Early Release/Abatement & Demolition" but doesn't describe the contents of an actual drawing submission.

**Answer:** Refer to Item # 2 of Addendum No. 4

14. Question: Section 2.3.1.1 (page 12 of 84) notes that the Design-Builder shall be responsible for verifying existing conditions which should be included in an assessment report. Does this mean that existing drawings are unavailable and that existing conditions will be solely based on this assessment? If finishes will not be removed, it will be difficult to confirm the existing conditions of the base building structures.

**Answer:** Please refer to Question 10 response.

15. Question: Section 2.3.2.7 (page 18 of 84) notes that "the Design-Builder is encouraged to use Building Information Modeling (BIM) to develop and coordinate the design documents." Please confirm if there is a requirement to submit BIM models (along with CAD and PDF files) and if so, confirm to what Level of Development the BIM models are required to maintain.

**Answer:** BIM is encouraged for development and coordination but is not required.

16. Question: Since the new Recreation Center will be adjacent to the existing school, is the design intent for the Rec Center to have a basement or to be built lower than the adjacent existing building necessitating underpinning of the existing structure? Or should the Design-Builder make all attempts to avoid underpinning of any existing structures?

**Answer:** The New Rec Center is assumed to be at the same Finished Floor Elevation (FFE) of the existing cafeteria. DGS and DPR are relying on the design-build contractor to propose the most cost effective and optimal location for the new Rec Center Addition.

17. Question: What will be required for FF&E services?

**Answer:** The Design-Build Contractor will be responsible to design, specify, purchase, assemble and install all FF&E. (Gym equipment, Cafeteria tables, chairs, equipment, office furniture, lobby equipment, fitness equipment, appliances, etc.)

18. Question: Project Schedule:

In 1.5 Project Delivery Method & Schedule, the schedule indicates the following milestones:

- Early Release Package (aka Concept Design) 3 Weeks from NTP
- Schematic Design Submission 5 Weeks from NTP

- Design Development Submission 13 Weeks from NTP
- Construction Document Submission 21 Weeks from NTP
- We assume this schedule is excluding DGS-DPR Review time (typically two weeks), which makes the SD submission difficult to achieve.

Can DGS please confirm the schedule?

**Answer:** Refer to Item # 2 of Addendum No. 4.

19. Question: Section 1.4 Milestones and Substantial Completion Date states DD Submittal is required by January 25, 2019, which conflicts with 1.5 Project Delivery Method & Schedule that states “the design development documents, which will serve as the basis for the Design-Builder’s GMP, be completed no later than April 26, 2019.

**Answer:** Refer to Item # 2 of Addendum No. 4

20. Question: 2.3.1.2 Concept Design states “No later than eight (8) weeks after the Preconstruction NTP is issued, the Design-Builder shall prepare and submit a proposed concept design for the Project”, which conflicts with 1.4 & 1.5. Please clarify the correct submission date.

**Answer:** Refer to Item # 2 of Addendum No. 4. Concept Design required in five (5) weeks after NTP.

21. Question: 2.3.2.1 Schematic Design states “design that is a logical development of the approved concept design and is consistent with the Department’s schedule, budget and programmatic requirements.” The statement implies that the SD submission is based on an approved Concept Submission, but it does not state a submission date and would conflict with 1.4 & 1.5. Please clarify the correct submission date.

**Answer:** Refer to Item # 2 of Addendum No. 4

22. Question: 2.3.2.4 Design Development does not state a submission date. Please clarify the correct submission date.

**Answer:** Refer to Item # 2 of Addendum No. 4

23. Question: 2.3.8.2 Construction Documents does not state a submission date. Please clarify the correct submission date.

**Answer:** Refer to Item # 2 of Addendum No. 4

24. Question: The feasibility study noted that a new 4” domestic line and a 6” fire line will need to be tapped into the Jonquil Street water main which is indicated to connect to the 8” water main originally installed in 1931. Has DC Water approved this approach? Will DC Water require the replacement of the entire water main along Jonquil Street?

**Answer:** The Feasibility Study is only meant to be used as a guide and is not a concept design. Any utility design proposed by the Design Builder will have to be permitted and approved by DC Water.

25. Question: The floor plan illustrated in the construction staging plan and the two options of the floor plans are fairly different.

**Answer:** Disregard the floor plan in the construction staging plan; also, the feasibility study is only meant to be used as a guide and not for specific construction design details. DGS will be looking to the new design team for specific and innovative ideas on how to best locate, design and construct this new facility.

26. Question: In the LEED scorecard Optimize Energy Performance with 18 credits noted – is this proposed to be achievable assuming either or both HVAC System Options?

**Answer:** Disregard any preliminary LEED information. The Shepherd Park Community Center will be LEED Silver (minimum) and the Department will be looking to the design team for specific ideas on how to achieve the LEED requirements.