

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 4**

**To**

**REQUEST FOR PROPOSALS**

**Solicitation Number: DCAM-23-AE-RFP-0001**

**ARCHITECTURAL/ENGINEERING SERVICES FOR  
RANDALL RECREATION CENTER**

**Issued: May 4, 2023**

This Addendum No. 4 is published and is effective as of the date shown above. Except as modified hereby, the RFP remains unmodified.

**Item No. 1: RFP Section E.3 Date and Time for Receiving Proposals:**

The proposal receiving date and time is hereby extended to May 12, 2023, at 2:00 P.M.

**Item No. 2: RFP Attachment C - Form of Offer Letter Price Proposal Form**

**Attachment C - Form of Offer Letter** is hereby revised and attached as **(Exhibit A)**.

**Item No. 3: Response to Additional Question:**

No.	Questions	Department Responses
1.	Plaza renovation: Can we design the plaza layout to enhance the historic building? For example, changing the pavement layout, greenery, and impervious surfaces? a. Based on this, do you have any exhibits which show where that existing splash pad infrastructure is located?	Yes, Keep in mind the plaza has infrastructure for a splash pad so we would not want to relocate this work already in place.  a. See <b>Exhibit B (Site Plan)</b> and <b>Exhibit C (SWM Plan)</b> of Addendum No. 4

**By:**

*Obi Ranjbar*

Obaidullah Ranjbar  
DGS Contracting Officer

**Date:** 5/04/2023

**Exhibit A**  
**Attachment C - Revised Form of Offer Letter Price Proposal Form**

Attachment C (REVISED)

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services  
2000 14<sup>th</sup> Street, NW  
Washington, DC 20009

Attention: Obaidullah Ranjbar  
Contracting Officer

Reference: Request for Proposals ("RFP") – DCAM-23-AE-RFP-0001  
Architectural/Engineering Services for Randall Recreation Center

Dear Mr. Ranjbar:

On behalf of [INSERT NAME OF Offeror] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") "RFP" to provide Architectural/Engineering Services for Randall Recreation Center project. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "RFP Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary to submit its Proposal in response to the RFP.

The Offeror's proposal including the Design Fee (as defined in paragraph A below), and the Hourly Rates (as defined in paragraph C below) are based on the RFP Documents as issued and assume no material alteration of the terms of the RFP Documents. Collectively Offeror's Design Fee and Hourly Rates are referred to as the "Offeror's Price Proposal").

The Offeror's Price Proposal is as follows:

**A. Design Fee:**

- |       |   |              |
|-------|---|--------------|
| i.    | Feasibility Study   | \$ _____     |
| ii.   | Concept Design  | \$ _____     |
| iii.  | Schematic Design  | \$ _____     |
| iv.   | Design Development  | \$ _____     |
| v.    | A permit set of construction documents (the "Permit Set") | \$ _____     |
| vi.   | Complete construction documents                           | \$ _____     |
| vii.  | Construction Administration Services                      | \$ _____     |
| viii. | Owner's Allowance   | \$100,000.00 |

**Total Design Fee** \$ \_\_\_\_\_

**B. Alternate Deducts:**

Deduct Design Fees if Pool is not Renovated	\$ _____
Deduct Design Fees if Fitness Center is not included	\$ _____
Deduct Design Fees if Kitchenette is not included	\$ _____
Deduct Design Fees if Refresh the Existing Playground is not included	\$ _____
Deduct Design Fees if Spray Park is not included	\$ _____
Deduct Design Fees if Athletic Fields is not included	\$ _____

**C. Hourly Rates (for Potential Change Orders):**

<b>Position</b>	<b>Hourly Rate</b>
i. Design Principal	\$ _____/hour
ii. Project A/E	\$ _____/hour
iii. Project Designer	\$ _____/hour
iv. Lead MEP Engineer	\$ _____/hour
v. Lead Structural Engineer	\$ _____/hour
vi. Lead Civil Engineering	\$ _____/hour
vii. Lead Landscape Architect	\$ _____/hour
viii. Pool Consultant	\$ _____/hour

The Offeror acknowledges and understands that the Design Fee is a fixed fee and covers all of the Offeror's costs associated with the preparation of the (i) feasibility study; (ii) concept design; (iii) schematic design; (iv) a set of design development documents; (v) a permit set of construction documents (the "Permit Set"); (vi) complete construction documents; and (vii) construction administration services.

The Offeror's proposal is based on and subject to the following conditions:

The Offeror agrees to hold its proposal open for a period of at least one hundred twenty (120) days after the closing date of the RFP solicitation.

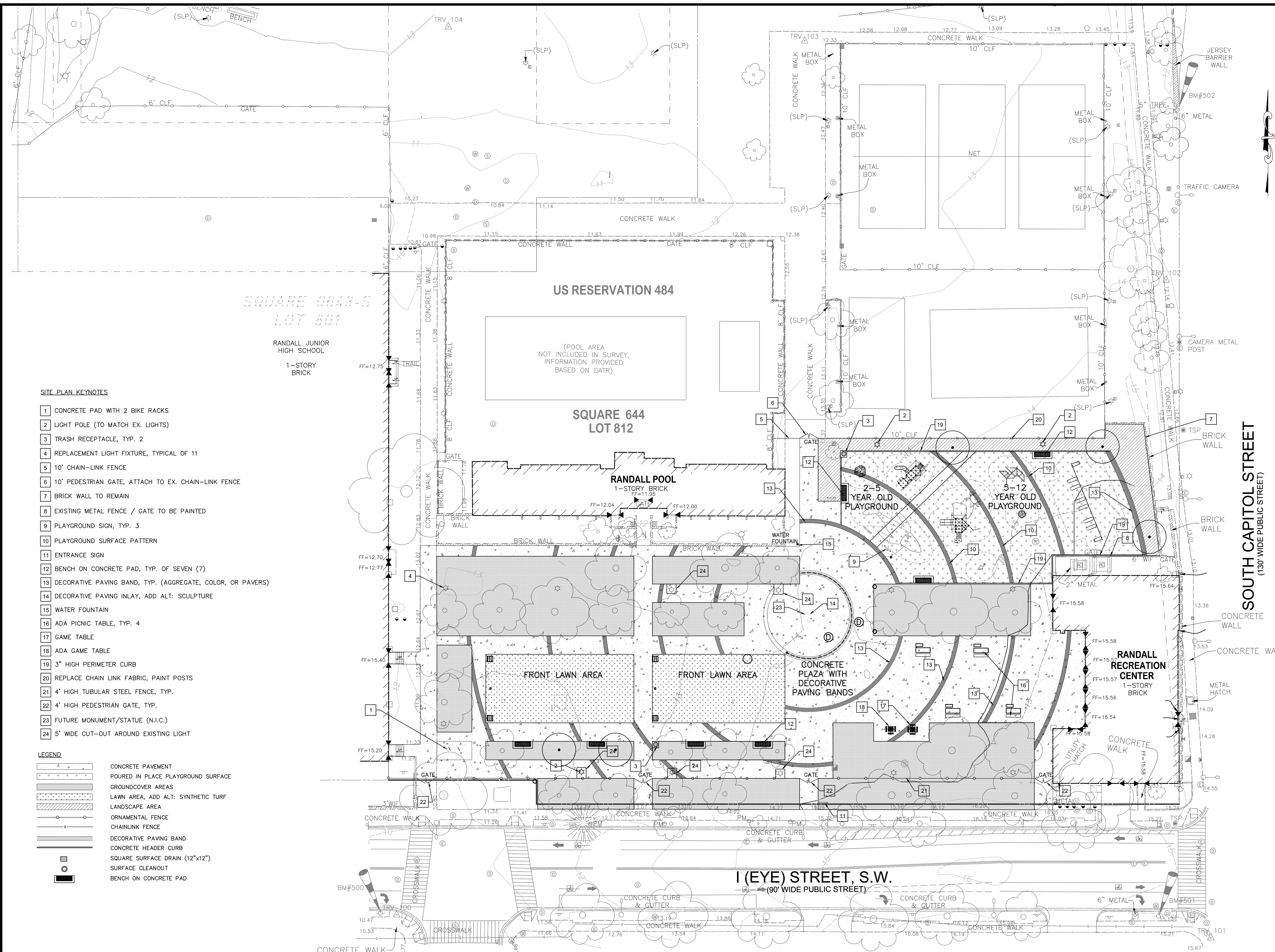
1. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.
2. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this form and bind the Offeror to the terms of the Offeror's Price Proposal.
3. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror to authorize the terms of the Offeror's Price Proposal.

4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.
  
5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: **[INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]**
  
6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or sub-consultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.
  
7. This form and the Offeror's Price Proposal are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit B**  
**C4.0-114-253 SITE PLAN**



SQUARE 0643-S  
LOT 801

RANDALL JUNIOR  
HIGH SCHOOL  
1-STORY  
BRICK

US RESERVATION 484

SQUARE 644  
LOT 812

RANDALL POOL  
1-STORY BRICK

RANDALL RECREATION CENTER  
1-STORY BRICK

I (EYE) STREET, S.W.  
(90' WIDE PUBLIC STREET)

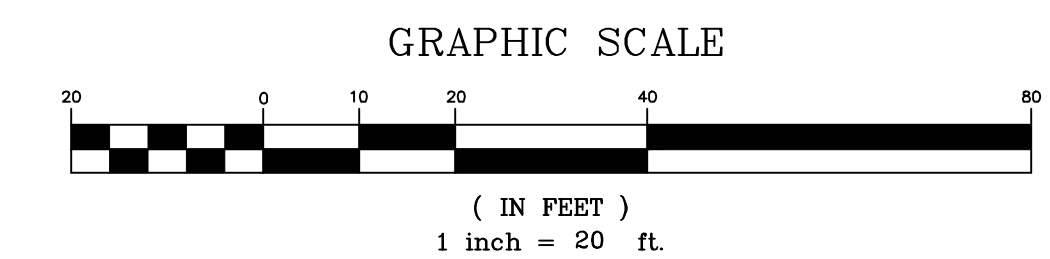
SOUTH CAPITOL STREET  
(130' WIDE PUBLIC STREET)

**SITE PLAN KEYNOTES**

- 1 CONCRETE PAD WITH 2 BIKE RACKS
- 2 LIGHT POLE (TO MATCH EX. LIGHTS)
- 3 TRASH RECEPTACLE, TYP. 2
- 4 REPLACEMENT LIGHT FIXTURE, TYPICAL OF 11
- 5 10' CHAIN-LINK FENCE
- 6 10' PEDESTRIAN GATE, ATTACH TO EX. CHAIN-LINK FENCE
- 7 BRICK WALL TO REMAIN
- 8 EXISTING METAL FENCE / GATE TO BE PAINTED
- 9 PLAYGROUND SIGN, TYP. 3
- 10 PLAYGROUND SURFACE PATTERN
- 11 ENTRANCE SIGN
- 12 BENCH ON CONCRETE PAD, TYP. OF SEVEN (7)
- 13 DECORATIVE PAVING BAND, TYP. (AGGREGATE, COLOR, OR PAVERS)
- 14 DECORATIVE PAVING INLAY, ADD ALT: SCULPTURE
- 15 WATER FOUNTAIN
- 16 ADA PICNIC TABLE, TYP. 4
- 17 GAME TABLE
- 18 ADA GAME TABLE
- 19 3" HIGH PERIMETER CURB
- 20 REPLACE CHAIN LINK FABRIC, PAINT POSTS
- 21 4' HIGH TUBULAR STEEL FENCE, TYP.
- 22 4' HIGH PEDESTRIAN GATE, TYP.
- 23 FUTURE MONUMENT/STATUE (N.I.C.)
- 24 5' WIDE CUT-OUT AROUND EXISTING LIGHT

- LEGEND**
- CONCRETE PAVEMENT
  - POURED IN PLACE PLAYGROUND SURFACE
  - GROUNDCOVER AREAS
  - LAWN AREA, ADD ALT: SYNTHETIC TURF
  - LANDSCAPE AREA
  - ORNAMENTAL FENCE
  - CHAINLINK FENCE
  - DECORATIVE PAVING BAND
  - CONCRETE HEADER CURB
  - SQUARE SURFACE DRAIN (12"x12")
  - SURFACE CLEANOUT
  - BENCH ON CONCRETE PAD

**LIGHT REPLACEMENT NOTE:**  
EXISTING LIGHTS NOT NOTED TO BE REMOVED ON THE DEMOLITION PLAN ARE TO BE RESTORED. EXISTING LIGHT FIXTURES ARE TO BE REPLACED ON ALL EX. LIGHTS THAT REMAIN IN PLACE.



**MISS UTILITY**  
48 HOURS BEFORE YOU DIG  
CALL "MISS UTILITY" AT 202-265-7177 OR 811  
OR LOG ON TO <http://www.missutility.net>

**OWNER:**  
DC DEPARTMENT OF PARKS & RECREATION  
1250 U STREET, NW  
WASHINGTON, DC 20009  
PHONE: 202-615-9824  
FAX: 202-673-7389



EMAIL: BRENT.SISCO@DC.GOV

**OWNER'S REPRESENTATIVE:**



DC DEPARTMENT OF GENERAL SERVICES (DGS)  
CAPITAL CONSTRUCTION SERVICES  
EMAIL: MBACUS@KRAMERDC.COM

**CONTRACTOR:**

E&H CONTRACTING, LLC  
2811 PENNSYLVANIA AVENUE, SE  
SUITE F  
WASHINGTON, DC 20020

PHONE: 202-735-0572  
MOBILE: 202-438-9895

EMAIL: BRIAN.WALLER@EBKCONSTRUCTION.COM

**CONSULTANT:**

AMT, LLC  
10 G STREET, NE, SUITE 430  
WASHINGTON, DC 20002

PHONE: 202-289-4545  
FAX: 202-289-5051



EMAIL: JSOLIZ@AMTENGINEERING.COM

**PROJECT:**

**RANDALL RECREATION CENTER**  
25 I STREET, SW  
WASHINGTON, D.C. 20024

**REVISIONS**

No.	Date	Drawing Issue	By	Check
1	11/5/14	BCIV DEMO PERMIT		

DATE: JULY 21, 2015  
DRAWN BY: ACM CHECKED BY: JXS  
AMT JOB NO: 114-253.001

SHEET TITLE:

**SITE PLAN**

SCALE: 1"=20'

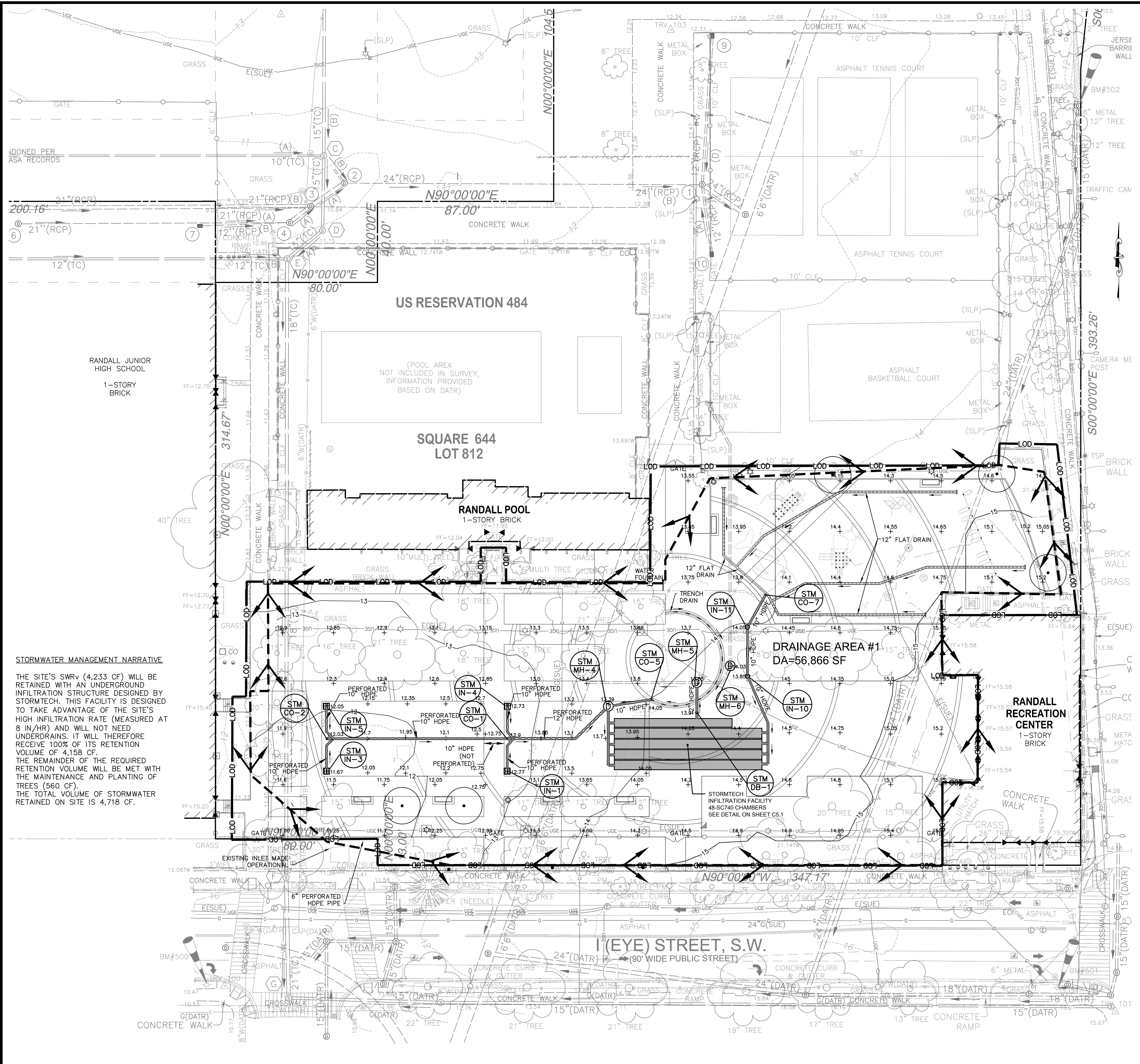
PHASE:  
**PROJECT CLOSE-OUT**

SHEET NO.:

**C4.0**

**Exhibit C**  
**C5.0-114-253 SWM PLAN**





**STORMWATER MANAGEMENT NARRATIVE**

THE SITE'S SWRV (4,233 CF) WILL BE RETAINED WITH AN UNDERGROUND INFILTRATION STRUCTURE DESIGNED BY STORMTECH. THIS FACILITY IS DESIGNED TO TAKE ADVANTAGE OF THE SITE'S HIGH INFILTRATION RATE (MEASURED AT 8 IN/HR) AND WILL NOT NEED UNDERDRAINS. IT WILL THEREFORE RECEIVE 100% OF ITS RETENTION VOLUME OF 4,158 CF. THE REMAINDER OF THE REQUIRED RETENTION VOLUME WILL BE MET WITH TREES (560 CF). THE TOTAL VOLUME OF STORMWATER RETAINED ON SITE IS 4,718 CF.

**STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA**

THIS IS TO CERTIFY THAT THE ENGINEERING FEATURES OF ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS (COLLECTIVELY THE "FACILITY") HAVE BEEN DESIGNED/ EXAMINED BY ME AND FOUND TO BE IN CONFORMITY WITH MODERN ENGINEERING PRINCIPLES APPLICABLE TO THE TREATMENT AND DISPOSAL OF STORMWATER POLLUTANTS. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATION REQUIRED UNDER CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS. IT IS ALSO STATED THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF THE SITE'S FACILITY.

SIGNATURE OF THE ENGINEER \_\_\_\_\_  
 NAME AND TITLE (PLEASE TYPE): \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 DATE: \_\_\_\_\_ PHONE NO. \_\_\_\_\_

**STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE**

THE UNDERSIGNED AGREES TO MAINTAIN AND OPERATE THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS IN SUCH A MANNER AS TO COMPLY WITH THE PROVISIONS OF CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR). RESPONSIBILITY FOR MAINTENANCE AND OPERATION MAY BE TRANSFERRED TO ANOTHER ENTITY UPON WRITTEN NOTICE TO THE WATERSHED PROTECTION DIVISION OF THE DISTRICT DEPARTMENT OF THE ENVIRONMENT FROM THE UNDERSIGNED AND THE ENTITY ASSUMING RESPONSIBILITY. THIS NOTICE MUST CERTIFY THAT THE TRANSFER OF RESPONSIBILITY FOR MAINTENANCE AND OPERATION IS IN COMPLIANCE WITH 21 DCMR CHAPTER 5.

SIGNATURE OF PERSON RESPONSIBLE FOR MAINTENANCE (IT MAY BE THE APPLICANT) \_\_\_\_\_  
 NAME AND TITLE (PLEASE TYPE): \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 DATE: \_\_\_\_\_ PHONE NO. \_\_\_\_\_

**AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER**

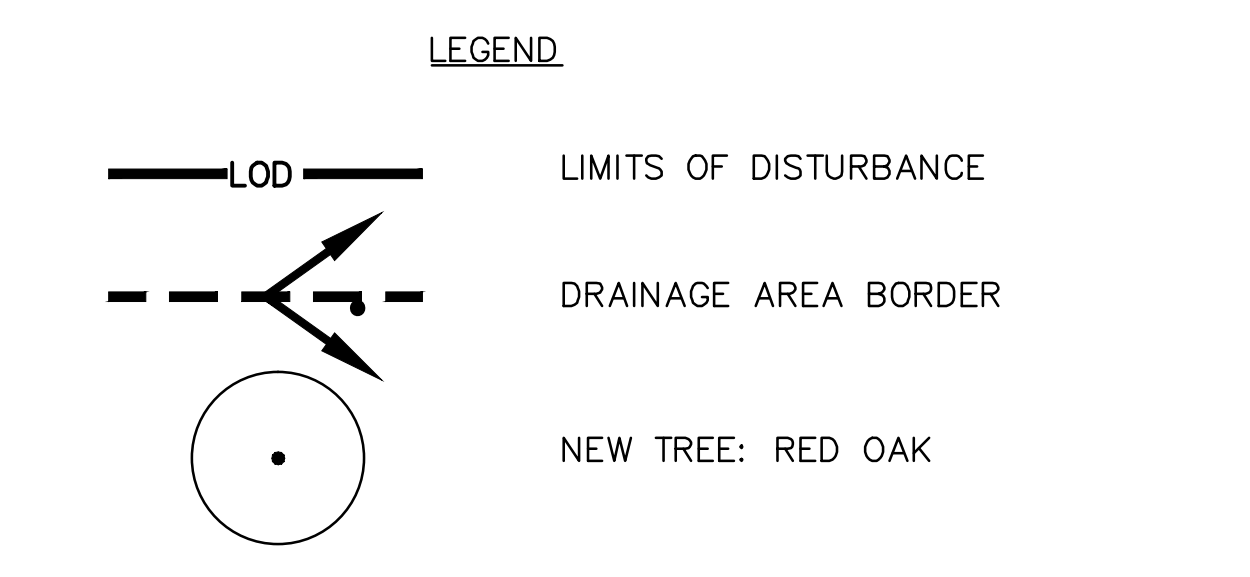
WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OF ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS (COLLECTIVELY THE "FACILITY"), PLEASE SEND THIS PAGE TO THE WATERSHED PROTECTION DIVISION OF THE DISTRICT DEPARTMENT OF THE ENVIRONMENT.

1. FACILITY INFORMATION:  
 SOURCE NAME: \_\_\_\_\_  
 SOURCE LOCATION: STREET: \_\_\_\_\_ CITY: \_\_\_\_\_  
 DCRA PERMIT NO.: \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_

2. AS-BUILT CERTIFICATION:  
 I HEREBY CERTIFY THAT ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS HAVE BEEN BUILT SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THAT ANY DEVIATIONS NOTED BELOW WILL NOT PREVENT THE SYSTEM FROM FUNCTIONING IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS WHEN PROPERLY MAINTAINED AND OPERATED. THESE DETERMINATIONS HAVE BEEN BASED UPON ON-SITE OBSERVATION OF CONSTRUCTION, SCHEDULED AND CONDUCTED BY ME OR BY A PROJECT REPRESENTATIVE UNDER MY DIRECT SUPERVISION. I HAVE ENCLOSED ONE SET OF AS-BUILT ENGINEERING DRAWINGS.

SIGNATURE OF THE ENGINEER \_\_\_\_\_ NAME (PLEASE TYPE) D.C. REG. NO. \_\_\_\_\_  
 COMPANY NAME: \_\_\_\_\_  
 COMPANY ADDRESS \_\_\_\_\_  
 DATE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

SUBSTANTIAL DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS (ATTACH ADDITIONAL SHEETS IF REQUIRED)



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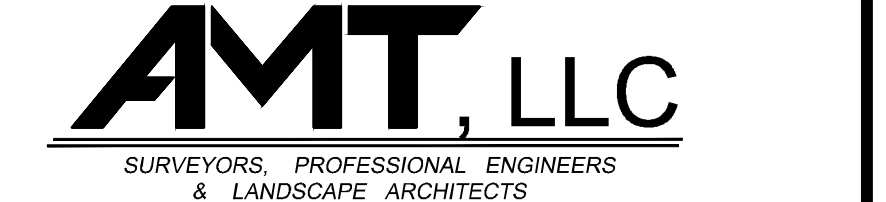
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PHONE: 202-289-4545  
 FAX: 202-289-5051



EMAIL: JSOLIZ@AMTENGINEERING.COM

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SHEET TITLE:

**STORMWATER MANAGEMENT PLAN**

SCALE:

PHASE: PROJECT CLOSE-OUT

SHEET NO.:

**C5.0**

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