

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 3  
To**

**Request For Proposals (“RFP”) No. DCAM-23-CS-RFP-0035**

**Design-Build Services for Construction of New Douglass Community Center Building & Pool  
Issued: November 7, 2023**

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This Addendum No. 3 is issued on the date mentioned above and except as modified hereby, the RFP remains unmodified.

**Item #1: DGS Response** to the **RFI** is hereby provided as **Exhibit A**.

**Item #2: As-Built Drawings** are hereby provided via the **link** below:

[Douglass Community Center As-Built](#)

**Item #3: Proposals Due Date** is hereby extended from **November 10, 2023** to **November 17, 2023**.

**Item #4: The Scope of Work** for this project has been amended with **some additional work**. The **updated Scope of Work** is hereby provided as **Exhibit B**.

**Item #5: Additional \$5,000,000.00** has been approved to cover the cost of the additional work incorporated to the Scope of Work. Hence, a total of **\$25,000,000.00** for both **soft and hard cost** is allocated to this project.

**By:**

*Obi Ranjbar*

Obaidullah Ranjbar  
DGS’ Contracting Officer

**Date:** 11/07/2023

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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**EXHIBIT A**

**DGS RESPONSE TO THE RFI**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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**DCAM-23-CS-RFP-0035**

**Design-Build Services for Construction of New Douglass Community Center Building and Pool**

**EXHIBIT A**

**Bidders Questions on RFP with DGS Responses**

No	Question	DGS Response
1	Is there a program for the building? What is the total building area?	<b>Please refer to the Updated Scope of Work provided as Exhibit B via this Addendum No. 3.</b>
2	Please clarify the paragraph in Section 3.4.3: In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available, the Offeror will not be evaluated favorably or unfavorably on past performance.	<b>Offerors are encouraged to list all their relevant DGS or Non-DGS past performance.</b>
3	Veteran’s Day is observed on the 10th of November. Will submission date change?	<b>Proposals Due Date is extended. Please refer to this Addendum No. 3 for more information.</b>
4	It seems like there is a disconnect between the LEED Goals “designed to incorporate, at a minimum, LEED Silver Principles. Evaluation required to determine if project qualifies for LED certification” and the goal for Net Zero certification.	<b>The Project will be a Net-Zero Ready Facility.</b>
5	Confirm that the existing pool is to remain	<b>Yes, Confirming the existing pool is to remain. Contractors will protect the pool during construction.</b>
6	Confirm the existing pool pump room is to remain	<b>Design-Builder will evaluate the existing conditions of the pool pump house and its equipment if this must be renovated or replaced. The pool house will remain in the same location.</b>
7	Is there a rough building square footage or program for the project	<b>Please refer to the Updated Scope of Work provided as Exhibit B via this Addendum No. 3.</b>
8	Confirm is kitchen is “warming” kitchen or full commercial kitchen	<b>Kitchen will be a warming kitchen</b>

9	How many community meetings are anticipated for the project	<b>It will be anticipated there will be up to 5 community meetings.</b>
10	Please confirm the date the facility will be fully closed to the public.	<b>Refer to the construction schedule. The closing date of the facility will be determined when the permit and construction start date is determined.</b>
11	Please confirm the access available while project is still occupied.	<b>The park spaces will be available for access during daylight hours. The community center is open Monday thru Friday 12 noon to 8 pm. The pool house is closed, therefore, appointments will need to be requested.</b>
12	Confirm what, if any, materials are to be salvaged from the site.	<b>DGS would like if possible, to salvage the green roof arbor structure and the existing pool.</b>
13	It was mentioned on the site walk the bid due date would be pushed back due to Veterans Day Holiday. Please confirm the bid due date.	<b>Proposals Due Date is extended. Please refer to this Addendum No. 3 for more information.</b>
14	It was mentioned on the site walk there may be additional budget added to the project. Please confirm the total anticipated budget.	<b>Please refer to this Addendum No. 3 for more information.</b>
15	Please provide as built information for the existing buildings and the pool.	<b>See link for As-Built Drawings</b> <a href="https://mgac-my.sharepoint.com/:f/p/michael_ethernton/EmCAUvRqsk9DgUta74XIqOsBt_rlahm7RBpVeqW337ujSg?e=3gKm2m">https://mgac-my.sharepoint.com/:f/p/michael_ethernton/EmCAUvRqsk9DgUta74XIqOsBt_rlahm7RBpVeqW337ujSg?e=3gKm2m</a>
16	No drawings were apart of the attachments. Will they be sent out in the addendum?	<b>See answer to question #15</b>
17	Are there plans of the existing facilities?	<b>See answer to question #15</b>
18	Is there a program of spaces for the rec center and poolhouse?	<b>Please refer to the Updated Scope of Work provided as Exhibit B via this Addendum No. 3.</b>
19	Will the rec center want indoor basketball and fitness room?	<b>The facility will not have an indoor basketball court but will have an indoor fitness center.</b>
20	Is there anything that DGS/DPR wants to salvage indoors or outdoors?	<b>See answer to question #12</b>
21	Are there any recent rec center projects DGS/DPR would like to point to as good precedent?	<b>Theoretically Tokama Park but that is an indoor pool. This will be the first combined rec center and pool house for an outdoor pool.</b>
22	Will there need to be parking? Will there need to be ADA parking?	<b>The Design-Builder is to work with DGS/DPR and DOT to see the possibility of providing ADA parking spaces for the facility. As of now there will be no parking lot.</b>
23	Does the pool equipment need to be replaced?	<b>See answer to question #6</b>
24	Will Hazmat report be required given that both buildings will be razed?	<b>Yes, a Hazmat Report is required.</b>

25	Does the existing pool have a limit as far as number of users?	<b>This will be included in the design phase to evaluate the limits for the combination of the pool, pool deck and splash pad.</b>
26	Can we clarify on the potential of an additional \$5M and the purpose.	<b>Please refer to the Updated Scope of Work provided as Exhibit B via this Addendum No. 3. and answer to question #14</b>
27	Does DGS and/or DPR have a desire to preserve the existing community center structure?	<b>No, DGS and/or DPR does not have a desire to preserve the existing facility. See answer to question #12</b>
28	In reference to item iv. within section 3.4.3 Past Performance, Relevant Experience & Capabilities of the Design-Builder's Architect/Engineer; is there a known historic component for this project?	<b>Please refer to the Updated Scope of Work provided as Exhibit B via this Addendum No. 3.</b>

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**EXHIBIT B**

**UPDATED SCOPE OF WORK**

## Updated Scope of Work

In general, the selected Design-Builder will be required to provide architectural, engineering and construction services necessary to design and construct a new Douglass Community Center. The new facility will be based on 12,000 to 15,000 SF. The selected Design-Builder will be required to provide all the design and construction services necessary to implement the Project and to produce the required deliverables. The design shall incorporate the following facilities and site amenities:

1. **Existing Douglass Recreation Center:** Demolish the existing recreation center and renovate the existing pool house, playground and surrounding site amenities. Remove all debris from site. Locate and maintain record of all existing site utilities to support the new construction.
2. **New Douglass Recreation Center:** The selected Design-Builder will be required to design a modern facility catering to people of all ages and abilities. Building amenities shall include but are not limited to:
  - a. Multipurpose rooms designed to accommodate classes, community events, dance studio, and other events.
  - b. Fitness center with at minimum both cardio and weight equipment.
  - c. Support spaces such as restrooms, locker rooms, changing rooms, administrative spaces, reception area, and storage rooms.
3. **Existing Pool and New Pool House:** Renovate the existing pool, pool deck, pool pump house, fencing and connect the new pool house to the new recreation center.
4. **Historical Feature:** Given the site's historical designation, the Design-Builder shall incorporate in the design educational features that highlight and celebrate the legacy of Frederick Douglass.
5. **Splash Pad:** The Douglass Community Center shall include a new ADA accessible water feature with a splash pad and recirculating water system. The splash pad to be located adjacent to the existing pool. The splash pad equipment may include, but is not limited to, ground water jets, a slide, climbable play equipment, and dumping buckets.
6. **Playground:** The Douglass Community Center shall include a new a playground area. The design shall feature an inclusive and ADA accessible playground for both younger (2 to 5 years old) and older (5 to 12 years old) children; and provide a stable and fully ADA accessible surface at both playgrounds.
7. **Existing Basketball Courts:** The Design-Builder shall explore the feasibility of keeping the courts in the existing space versus relocating the courts to accommodate other recreational amenities. Regardless of location, the design team shall evaluate the court surface, lighting, fencing, and court equipment for any deficiencies.

- 8. Existing Baseball Field:** The Design-Builder shall explore the feasibility of including in the design and installing a multi-functional playing field with an irrigation system to support recreational sports including but not limited to soccer and football. The design team shall provide written recommendations on which age-group the potential multi-functional playing field would target considering the age group impacts the size of the field.
- 9. Site Furnishings:** The Douglass Community Center shall include ADA accessible picnic tables, benches, trash cans, bike racks, drinking fountains, interactive artwork, and outdoor fitness equipment for all-ages.
- 10. Parking:** The Design-Builder will design parking spaces sufficient for handicap parking spaces at the new facilities.
- 11. Site Security:** The Design-Builder will include as many safety features as possible, and the Site security shall include but is not limited to security cameras, lighting, and fencing.
- 12. Utilities:** The Design-Builder shall include but not limited to new services for electric, domestic water, sanitary, storm water management and natural gas (gas if necessary).
- 13. Programs:** The following are programs DPR facilitates at this facility.
  - a. Community Center**
    - Computer Lab
    - Game Night
    - Football
    - Supreme Teens
    - Afternoon Access
    - Young Ladies on the Rise
    - Young Men, Future Leaders
  - b. Aquatic Facility**
    - Learn to Swim (Youth to Adult)
    - Open Lap Lane Swim
    - Aqua Bootcamp
- 14. Resiliency Hub Designation:** The New Douglass Community Center will be designated as a possible community shelter to support the community during emergencies. The new design will include the following features to support this effort.
  - A.** Emergency backup power ready – Outside connection for roll-up Generator
  - B.** Solar/Geo-Thermal
  - C.** Catering kitchen