

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 3
To
Request For Proposals (“RFP”) No. DCAM-23-CS-RFP-0037
Design-Build Services for New Fort Davis Community Center
Issued: November 9, 2023

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

Item #1: DGS’s response to the RFI is hereby provided as Exhibit 1.

Item #2: Revised Project Schedule is hereby provided as Exhibit 2.

Item #3: As-built drawings are hereby provided via the link below:

[EXIS Fort Davis - 2018 Playground & Splashpad As-Builts](#)

Item #4: DPR’s Community Engagement Process is hereby provided as Exhibit 3.

By: Obi Ranjbar
Obaidullah Ranjbar
DGS’ Contracting Officer

Date: 11/09/2023

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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EXHIBIT 1

DGS'S RESPONSE TO THE RFI

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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DCAM-23-CS-RFP-0037

Design-Build Services for New Fort Davis Community Center Building

EXHIBIT 1

Bidders Questions on RFP with DGS Responses

No.	Question	DGS Response
1	The dates outlined in the table on Page 7 of 79 (1.6 Project Delivery Method and Schedule) do not appear to be consistent with construction design and delivery dates. With the Anticipated NTP to be January 12, 2023 (assuming this is really 2024), Design Development Submission approval June 2024, the GMP Submission May 2024 (prior to DD?), then Full GMP Construction start March 2025, and Substantial Completion December 2025. That provides 9 months to Raze the building and then build a new facility. Please review and revise all dates.	A revised schedule is provided via this Addendum No. 3.
2	Please provide as built drawings for the existing splash pad and pump facility.	The as-built drawings are accessible via the link below: EXIS Fort Davis - 2018 Playground & Splashpad As-Builts
3	It was discussed during the site walk that the community has had some feedback on the program. Please provide any input that has been given by the community thus far.	The community has not provided input on this project thus far. Per RFP Section 2.0 Scope of Work the design-builder will facilitate community meetings to get community feedback at ever phase of the Project.
4	There was a request to salvage and reuse the security cameras provided within the last few years at the site. Please provide the camera specifications.	The reuse and/or salvage of existing equipment is to be determined at the design phase, at which point specifications can be obtained.
5	Please confirm that solar panel design, purchase, installation, and maintenance are not part of this RFP.	Refer to Section 1.1.1.2 Net Zero Energy Consumption Requirements.
6	Please confirm if DPR intends to use any portion of the site during construction activities or if phasing will be required to allow for portions of the site to remain open for the community.	At the time of this solicitation, DPR has no intention of using any portion of the site during construction. A final determination will be made during the preconstruction phase and based on the site work requirements.

7	It was mentioned during the site walk that the playground is in good shape and would like to be maintained, but there is desire to remove the woodchips and install rubber play surface. Please confirm this is desired scope.	Refer to RFP Section 2.0 Scope of Work – Exterior Amenities.
8	Please confirm regulation standards, if any, for the play courts and fields.	The regulation standards for play courts and fields are not needed for the purposes of this RFP. They can be determined with DPR in the design phase.
9	Please provide a list of any loose site materials requiring salvage.	Refer to RFP Section 2.0 Scope of Work – Exterior Amenities for the project’s goals for the site. This request is too specific for the purpose of this RFP and will be determined at the design phase.
10	Is the existing building historical and built prior to the 1930s?	The existing building is not historic.
11	Does relevant experience need to include working with the DC Historic Preservation Office and the Commission of the Fine Arts per page 15 of the RFP?	Reference Section 3.4.3 of this RFP it is part of the past performance, relevant experience & capabilities by which the design-builder’s team will be evaluated on.
12	In the RFP, the tennis court is not noted to be resurfaced. Is the tennis court intended for resurfacing, similar to the other outdoor courts? Can you clarify if the potential request for pickleball is anticipated to replace the existing tennis courts?	Refer to RFP Section 2.0 Scope of Work – Exterior Amenities. One of the project goals is to provide enhancements to the existing exterior amenities at Fort Davis. The final determination on the extent of those enhancements will be determined during the design phase with community input.
13	Are there any expectations or commitments about the existing building and/or site remaining operational during construction?	Reference response to RFI #6.
14	Fort Davis is sometimes noted as being part of the NPS’s “Fort Circle Parks series” but the RFP and as-builts note that the building or site is not connected to any historic district. Can you confirm that there is not a historic overlay as a component of the RFP?	The Project site is not part of the Fort Circle Park Historic District.
15	During the walk-through, it was noted that the splashpad, playground, and site security have been recently upgraded. Can you provide those as-built drawings as an addendum?	See response to RFI #2.
16	Is the existing baseball field anticipated to be used for formal competitions? Is there a formal size respondents should be expected to maintain?	See response to RFI #8.
17	Please confirm the timing of the GMP submission and award. As detailed in the RFP there is currently a six (6) month gap between submission and approval.	The (6) month duration for GMP submission and approval accounts for internal processes and approval by the DC Council.
18	Please provide an updated NTP as the date stated in the table is January 12, 2023.	See response to RFI #1.
19	What dates will the awarded contractor have access to the site?	Access to the site will be determined after award and once a preliminary schedule is reviewed and approved.

20	Please advise on the expected funding stream for the project? XX% in FY2024, XX% in FY2025, etc.	Approximately 50% of the funding is available now in FY24, and 50% will become available in FY25.
21	Please advise if this project will require a generator?	Generator requirements will be determined during the design phase.
22	What is the estimated neighborhood traffic for the building?	This is a heavily used community center. Reference RFP Section 2.2.1.6 Additional Preconstruction Services. It is the design-builders responsibility to determine if a detailed neighborhood traffic assessment is required to properly advance the project.
23	How much of the existing site will need to remain open during construction.	See response to RFI #6.
24	Please advise if the temporary barriers or closures currently located along the fence will need to become permanent	Per RFP Section 2.0 Scope of Work one of the project goals is to enhance security around the site. It is the responsibility of the design-build team to provide recommendations to the Department on how best to meet this project goal.
25	Confirm number of anticipated community meetings	See DPR's Community Engagement Process provided via attachment to this Addendum No. 3.
26	Confirm if Feasibility Study is required	Reference RFP Section 2.2.1 Initial Deliverables, and Section 2.2.1.3 Concept Design. A feasibility study is required to inform the design narrative and to complete the concept design.
27	Confirm anticipated outdoor lighting requirements	The anticipated outdoor lighting requirements will be determined during the design phase.
28	Confirm existing playground equipment is to remain	See response to RFI #7.
29	Provide anticipated Multipurpose room sizes or number of occupants.	The new community center's room requirements will be determined during the design phase.
30	Confirm splash park is existing to remain	See response to RFI #7.
31	Confirm if NEPA review is required	A NEPA review is not included in this RFP and should not be included in the base design fees. If, during the design phase, it is determined to be required, the design-builder may request a draw from the Department's design contingency.
32	Section 1.6 states that Anticipated NTP/Design Start is on January 12, 2023. Please clarify.	Reference RFP Section 1.9.1 Forecasted RFP Schedule. This is the date in which a contract with the selected vendor is anticipated to be fully executed.

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EXHIBIT 2

REVISED PROJECT SCHEDULE

New Fort Davis Community Center Building

Revised RFP Schedule

Activity	Due Date
RFP Advertisement	October 18, 2023
Pre-Proposal Conference and Site Visit	October 24, 2023
RFP Questions due to the Department	October 27, 2023
Proposals Due	November 17, 2023
Proposal Evaluation and Vendor Selection (Anticipated)	December 29, 2023
NTP (Anticipated)	January 12, 2024

Revised Project Schedule

Activity	Approx. Start Date	Approx. End Date
Proposal Evaluation and Vendor Selection	November 20, 2023 – December 29, 2023	
Anticipated NTP/Design Start	January 12, 2023	
Concept Design Package Submission	12 weeks or earlier from NTP	
Early Start Agreement Approved (if necessary)	June 28, 2024	
GMP Proposal Submission and Approval	July 2024	December 2024
Full GMP Construction Start	December 2024	
Substantial Completion	June 2026	
Final Completion	August 2026	
Administrative Completion	November 2026	

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EXHIBIT 3

DPR'S COMMUNITY ENGAGEMENT PROCESS

DPR Community Engagement Process

September 2020

1. Community Meeting 1: Introduction of the Project

- This meeting is held before the Architect or Design-Builder is under contract.
- Meeting goals:
 - i. Introduce the project to the community
 - ii. Review DPR's community outreach process

2. Community Meeting 2: Design Kickoff and Survey Distribution

- This meeting is held after the Architect or Design-Builder is under contract.
- Meeting goals:
 - i. Introduce the "project team" to the community
 - ii. Discuss a milestone schedule
 - iii. Introduce the project survey to obtain clarify on community requests / feedback
 1. Project Survey shall remain online for three weeks after which results are compiled and analyzed by the "project team".

3. Community Meeting 3: Introduction of Concept Design

- This meeting is held once the project team or A/E has had time to digest the information from Community Meetings 1, 2, and the project survey results - and after discussion between DPR and DGS regarding the SOW.
- Meeting goals:
 - i. Present a concept design and obtain feedback from the community
 - ii. Meeting 3 should also include information about all environmental assessments that will or have been conducted to address potential community concerns such as air quality, noise, traffic, logistics, etc. Further, any discussions and comments from partner agencies (such as DDOT, DCRA, and DOEE) or oversight groups (such as CFA, HPO, NCPC) should be discussed.
 - iii. DGS should be prepared to begin addressing frequently asked questions (FAQs) on construction impacts. The goal is to be proactive about this information and not wait until construction is about to commence.

4. Community Meeting 4: Presentation of Schematic Design

- This meeting is held at about the 50% Design Development phase when changes to the design are not overly burdensome or cost prohibitive.
- Meeting goals:
 - i. Provide the community with the schematic design, which is more refined and representative of what they're getting.
 - ii. Gather additional community feedback on design progress at this point.

- iii. DGS and DPR will discuss the feedback received and incorporate it into the design if necessary.

5. Community Meeting 5: Presentation of Final Design

- This meeting is the final community meeting for design, held at or near the 100% of design phase completion.
- Meeting goal:
 - i. Present the final design to the community
 - ii. Discuss the construction schedule.
 - iii. Notify the community of the interim changes that the project may require, such as where specific programs will be temporarily relocated during construction.

6. Community Meeting 6: Construction Kickoff Meeting

- This meeting is the final community meeting and is held once the General Contractor of the Design Build team is hired.
- Meeting goals:
 - i. Introduce the General Contractor to the community.
 - ii. Discuss the project schedule and its impact on residents' quality of life (parking, noise, project work hours, etc.).
 - iii. Address final solutions to construction impacts, such as changes, noise, project work hours, etc.
 - iv. Discuss groundbreaking date (if applicable)