

GOVERNMENT OF THE DISTRICT OF
COLUMBIA DEPARTMENT OF GENERAL
SERVICES



REQUEST FOR PROPOSAL (RFP)
NEW YORK AVENUE MEN'S SHELTER RENOVATIONS

Solicitation Number: DCAM-19-AE-0006


Addendum No. 3


Issued: July 10, 2019

This Addendum No. 3 is being issued and is effective as of the date shown above. Except as modified hereby, the Request for Proposal (RFP) remains unmodified.

Item #1: The Questions & Answers Spreadsheet is hereby attached as (**Exhibit 1**).

Item #2: The Basement & Floors Plans are hereby attached as (**Exhibit 2**).

By: 
Franklin Austin, CPPB, CPM
Contracting Officer

Date: 

- End of Addendum No. 3

Exhibit 1

Questions & Answers Spreadsheet

[EXHIBIT WILL APPEAR ON THE FOLLOWING PAGE]

REQUEST FOR PROPOSAL (“RFP”)

QUESTIONS & ANSWERS SPREADSHEET

NEW YORK AVENUE MEN’S SHELTER RENOVATIONS

RFP NO. DCAM-19-AE-0006

No.	Questions	Department Responses
1	Is the 31,000+ sq ft includes the basement?	Yes
2	If the Construction Budget is not suffice full scope of work as per the wish list of the DHS, will the scope reduces?	The program is adjusted to meet the construction budget in consultation with DHS.
3	Does the Budget includes engineering cost and other costs like asbestos/lead abatement?	Yes
4	B1.1.1 & B1.1.3states that condition survey report to be reviewed and drawings to be prepared of existing conditions? If the condition survey is to be done again, how the scope of work to be ascertained and lump sum fees can be quoted?	Existing conditions have to be identified to the extent necessary to prepare demolition drawings. There are no existing drawings for architectural, mechanical, electrical or plumbing systems. Existing as-built drawing file, in AutoCAD format, has been located for a Fire Protection Upgrade completed in 2012. The pdf version is attached for reference.
5	B 3.5- Does the penalty includes construction cost too?	Funds spent by the District to correct the documents or redesign and complete construction exercise are included in errors and omissions.
6	B 7.2 First Source Employment agreement- Does this apply to A/E Projects too not for construction projects? Since the office of the successful A/E and subconsultant may be outside the borders of DC, and it is open solicitation not restricted to DC companies only, how can this be possible for A/E companies unless they move their office to DC. Construction phase it is possible though. Is this determined by the dollar value of the project fees of the A/E?	Yes. It is determined by the dollar value. Any contracts equal or more than \$300,000 must comply with this requirement. First Source Employment Agreement (for non-construction projects) is issued to replace the one for construction projects.
7	C-1 – Small business enterprise certified by DSLBD only?	Yes.

8	C-2 50% work to be allocated to certified by DSLBD and then meet with clause 7.2? If as a prime if we allocate 50% of the project to the DSLBD, does it satisfy the B7.2 requirement or we have to have 51% of the work force for the remaining 50% of Primes scope? This leaves only 25% or less of the scope for Primes companies located outside DC?	The law requires 51% of all new hires on government contracts equal or more than \$300,000 be District residents.
9	Will the renovations include improvements or replacement of the building skin?	It is DHS's expectation that the exterior of the building be renovated to prevent water infiltration and an upgraded profile.
10	Is an Addition being considered for the facility?	No.
11	Is there any landscape design work to be a part of the scope of services?	Suitable landscaping is desired in the non-paved area in the front of the building.
12	Is there a target budget for the project?	The construction budget is \$7,500,000.00
13	Is there a desire to have a Construction Manager as a part of the A/E team for pricing, input on construction schedule and phasing?	No.
14	Please provide specifications/requirements for each resident type (low barrier, workman, seniors, respite).	This is a low-barrier shelter program open to anyone who identifies as male over the age of 18. The program offers a hot dinner, access to case management staff, showers, and a bed on a nightly basis. The low-barrier shelter is open from 7 pm to 7 am daily pending weather alerts issued by DC government. Shuttle service to downtown Washington, DC is provided several times per day to assist clients in getting to and from work, day programs and other resources.
15	Currently the laundry facilities are only being used by the staff but the program indicates that the design should include laundry facilities that are available for general use. Please verify the requirements for the proposed laundry facilities.	The laundry room for general use is one of the items desired by DHS at all of their facilities. The A/E is to make a determination, in consultation with DHS, as to what items can be accommodated at this shelter.

16	The equipment in the existing kitchen is non-functional. What is the requirement for the functionality of the proposed kitchen?	This existing kitchen shall function where the provider can receive premade food, hold it at a warming temperature, serve it, and then clean and sanitize this area.
17	The RFP mentions that the shelter is to remain operational during construction and that the A/E team is to propose phasing options. What should be the design capacity of the shelter during the construction process and which programs will be required to remain operational during this process?	The RFP states in part “It is the desire of DHS for services to continue to be provided at the Shelter during the renovations. Thus, the A/E shall advise on the feasibility of the building being occupied during the construction phase.” The A/E shall advise DHS if it is possible for the facility to remain operational during construction.
18	Which stakeholders will be involved in the process of developing and approving the final program in the first design phase?	Members of the Capital Operations Division of the Department of Human Services will be involved in the program development and the design review. DGS will also be involved in the design review.
19	The existing facility includes half height lockers that are located within the corridors. Under the proposed design should new lockers be incorporated into the dorm rooms or is it preferred that they remain in the corridors?	Lockers where not encroaching on required egress should remain and improved where possible.
20	During the tour it was mentioned that the existing outdoor pavilion be re-built as part of the design. Please provide the requirements for this pavilion.	Space permitting the pavilion should be redesigned and enlarged if possible. Providing improved conversation and weather guard
21	Please confirm that the intention is to re-skin the existing building to include the installation of new windows.	The intent is to provide an updated exterior finish. The windows are to be replaced if they do not meet energy efficiency requirements or there are water infiltration issues.
22	What is the LEED requirement for the project?	There is no LEED requirement for this project.
23	The MEP engineers will review the existing equipment to determine what can be reused. Is there any additional equipment or furniture in the building that is to be retained?	The intent is for the A/E to determine all items that can be reused in the renovated facility.
24	Storm water management is required for any project with a construction cost of more than 50% of the property value. Is it anticipated that SWM will be required for this project?	All work shall be in accordance with applicable codes of the District of Columbia, including but not limited to all applicable building codes, fire code, life safety code, Uniform Federal Accessibility Standards

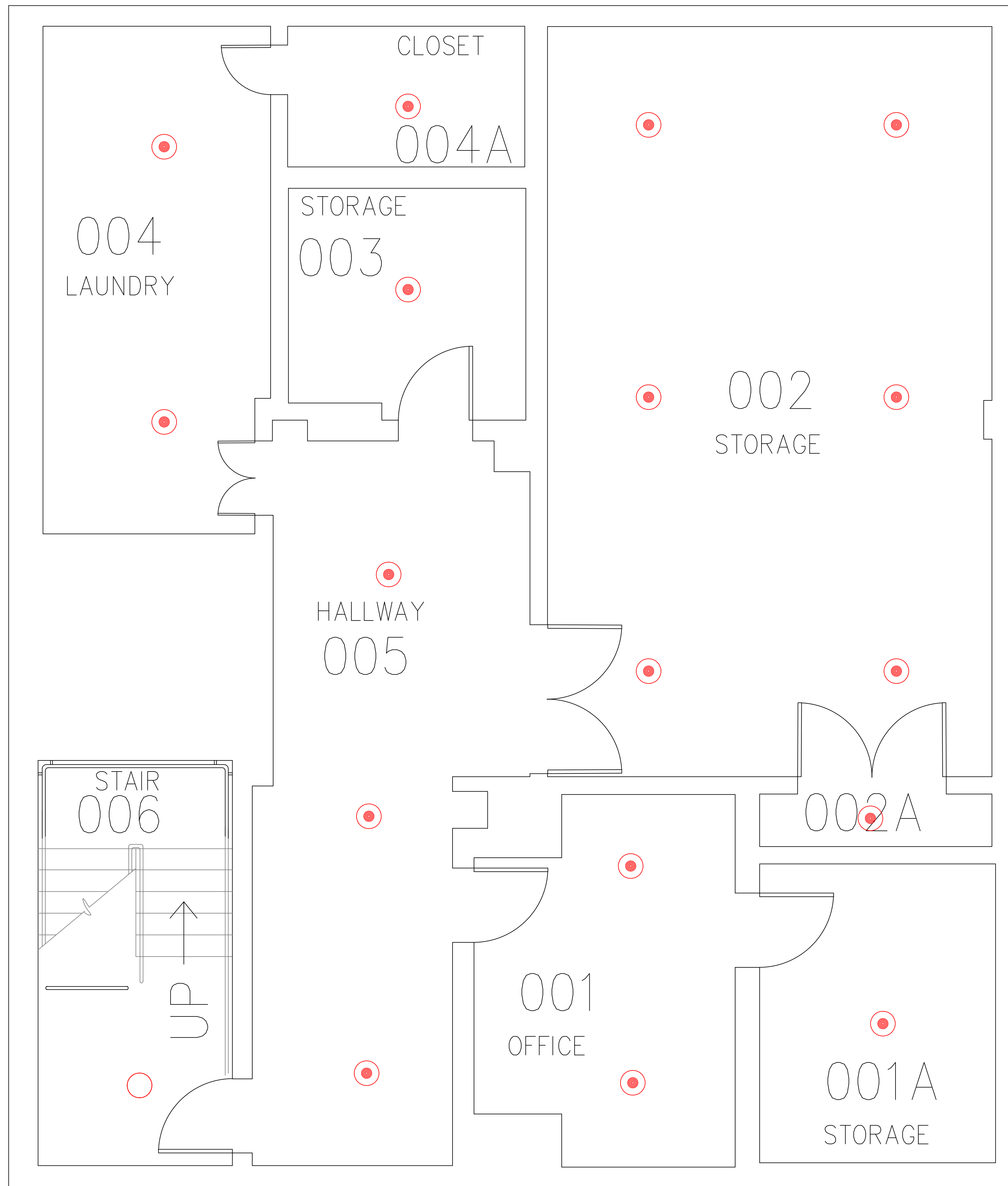
		("UFAS"), American with Disability Act Accessibility Guidelines ("ADAAG"), and the applicable requirements of the 2013 District of Columbia Construction Codes.
25	With regard to paragraph C.2, please clarify if the LSDBE participation requirement is 50% or 35%.	Any contract in excess of \$250,000 require a 35 percent SBE subcontracting utilization plan and monitoring throughout the life of the contract, unless granted a waiver.
26	Paragraph B.9 notes that "The Project" must be substantially complete by June 1, 2020. Please confirm that this is the projected completion date for Title 1 Services (design & documentation only, no time included for permits or construction). If so, please advise of the projected duration of construction, after receipt of building permit	See B.1.6 Design Submissions. Total design time is thirty two (32) weeks, outside of review periods. The project construction must be completed by June 1, 2020.
27	Clarifying that BIM modeling won't be required. If it is determined that BIM modeling is required, what LOD (level of development) will be required?	BIM modeling is not required on this project.
28	Can we get drawings or scope information on the roof remodel.	See attached roof replacement construction documents. The skylights are not being replaced as part of the reroofing project.
29	Please confirm budget. The only numbers reflected in the RFP is in the Facility assessment. The program requirements supplied implies a larger project scope. Has the final budget from which to work from been developed? Per the Facility Assessment Report, the plumbing fixtures were determined to be in good condition, but given their age, they likely consume more much more water than modern fixtures available. Is the scope to include upgrading existing plumbing fixtures to be modern low-flow devices?	The construction budget is \$7,500,000.00. The scope of work is for a total renovation of the building to include the replacement of all outdated and inefficient systems.
30	Ductwork is in excess of 20+ years old, but was determined to be in good condition. Due to age and potential for leaks, is repair or replacement being considered as a part of this scope?	The scope of work is for a total renovation of the building to include the replacement of all outdated and inefficient systems.

31	Wall, floor, and ceiling finishes were determined to be in fair condition, but the location of the deficiencies is sporadic. Is the intent to update all finishes in the building as a part of this project, or just where needed?	The scope of work is for a total renovation of the building to include the replacement of all outdated and inefficient systems.
32	Current lighting fixtures vary from fair to good condition, but are of the fluorescent type. Is upgrading all lighting fixtures to be energy efficient LED type being considered for this scope?	The scope of work is for a total renovation of the building to include the replacement of all outdated and inefficient systems.
33	Will this project be exempt from DC Green Construction Code?	All work shall be in accordance with applicable codes of the District of Columbia, including but not limited to all applicable building codes, fire code, life safety code, Uniform Federal Accessibility Standards (“UFAS”), American with Disability Act Accessibility Guidelines (“ADAAG”), and the applicable requirements of the 2013 District of Columbia Construction Codes.
34	Is the intent to completely gut the Shelter, reprogram non-structural elements, or upgrade finishes and fixtures only?	The scope of work is for a total renovation of the building to include the replacement of all outdated and inefficient systems.
35	Will phasing or temporary relocation for the existing program be required?	The A/E shall advise DHS if it is possible for the facility to remain operational during construction and develop phasing plan accordingly.

Exhibit 2

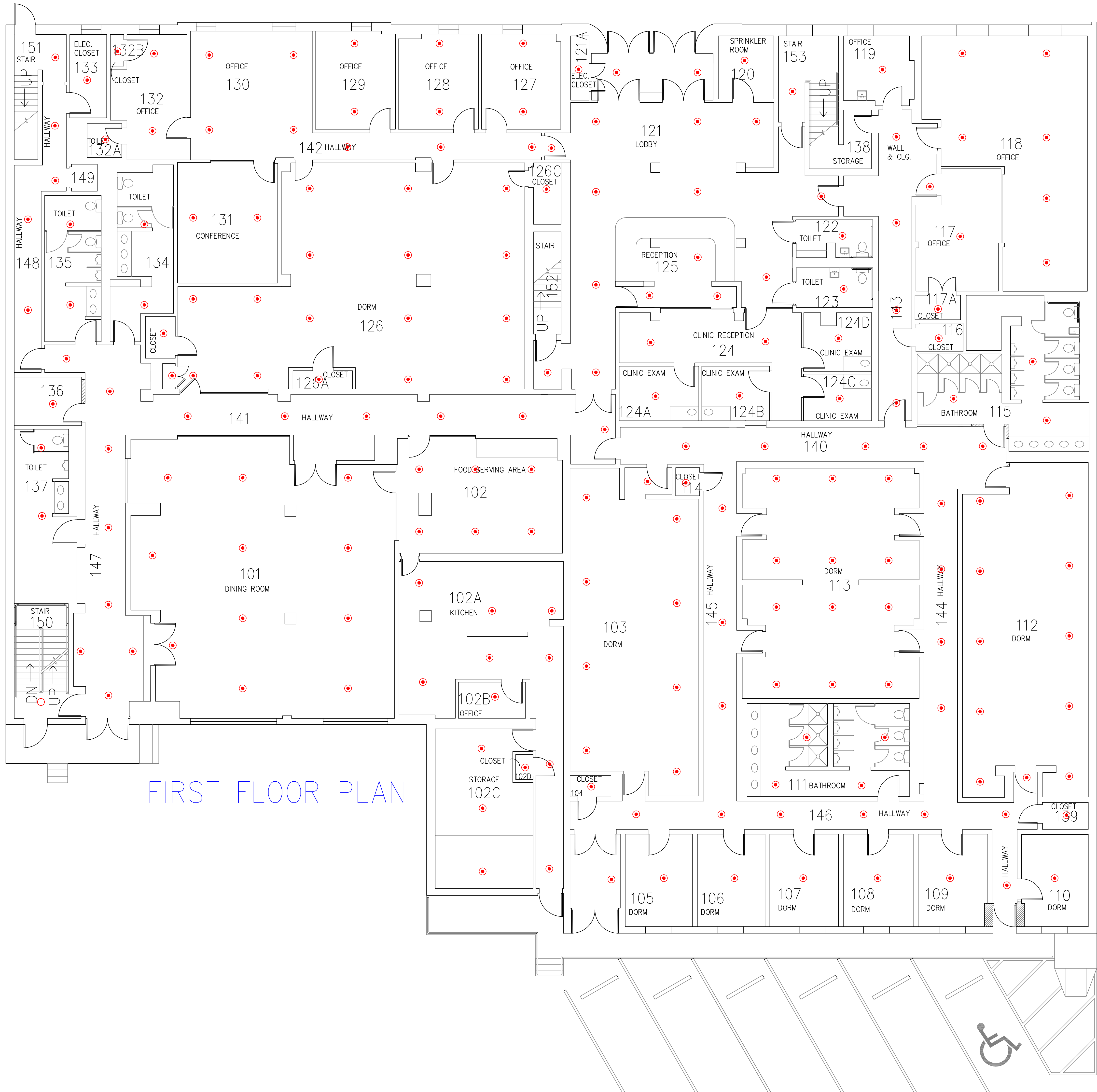
Basement & Floors Plan

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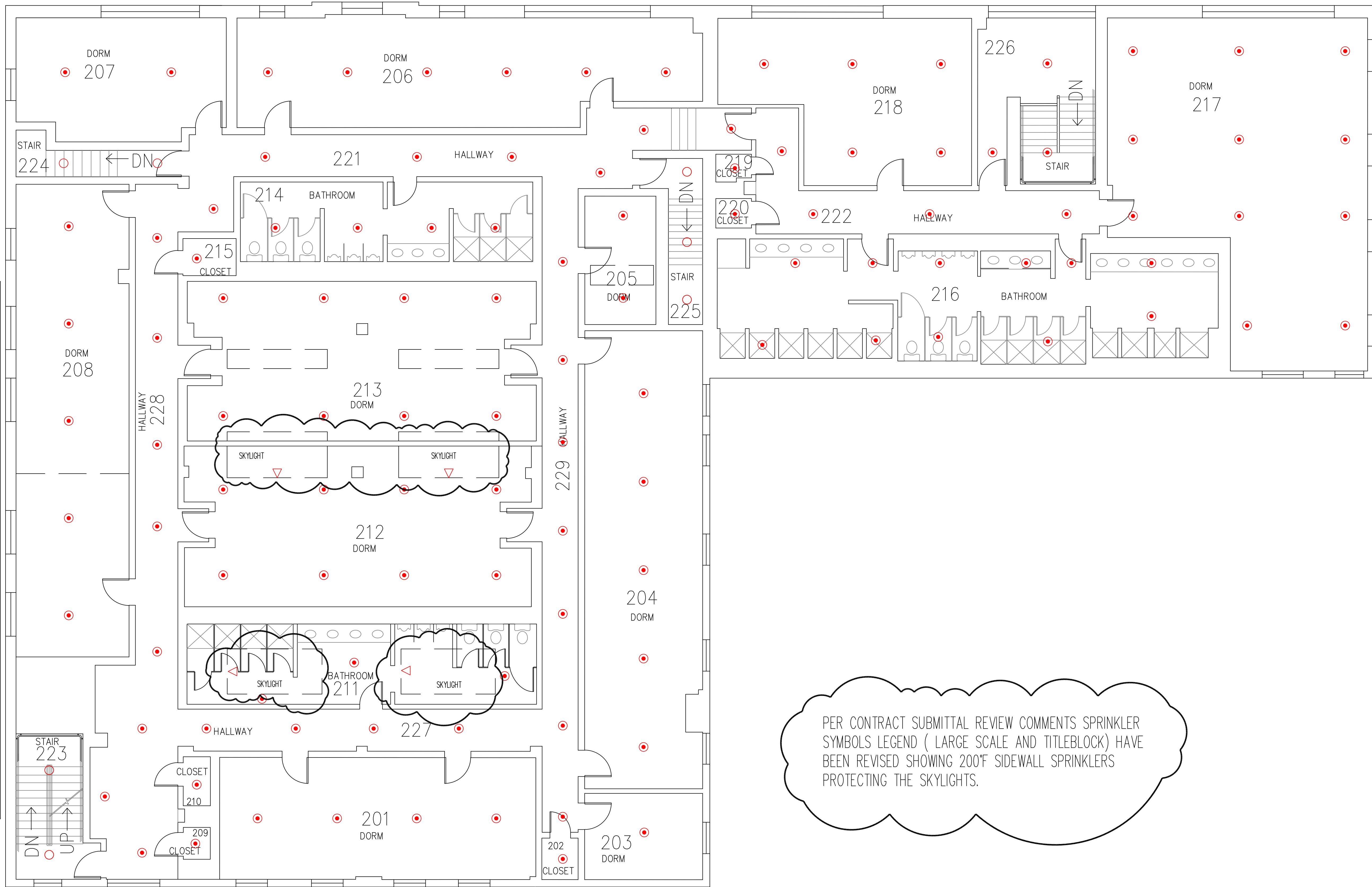


BASEMENT FLOOR PLAN

ONE-FOR-ONE REPLACEMENT OF EXISTING SPRINKLER HEADS



FIRST FLOOR PLAN



PER CONTRACT SUBMITTAL REVIEW COMMENTS SPRINKLER SYMBOLS LEGEND (LARGE SCALE AND TITLEBLOCK) HAVE BEEN REVISED SHOWING 200°F SIDEWALL SPRINKLERS PROTECTING THE SKYLIGHTS.

SECOND FLOOR PLAN

ON UPGRADE
 SHELTER
 AVENUE