

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

**ARCHITECTURAL/ENGINEERING SERVICES
ORR ELEMENTARY SCHOOL**

Solicitation #: DCAM-16-AE-0033

Amendment No. 3

Issued: December 2, 2015

This Amendment Number 03 is issued by e-mail on December 2, 2015. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1:

Requests for Information: Below is a list of questions received and the Department’s responses.

1. On page 20 of the RFP, please state what is required in the Price Volume of the Proposal. **Response: The pricing volume should include the information outlined in Sections E.4.2.1 through E.4.2.3 of the RFP.**
2. Would you like to see the Bid Form, Disclosure form and Tax Affidavit as part of the Technical Proposal or Price Proposal? **Response: Please see response to question #1 above.**
3. Will any special programs be accommodated like the parent center or the before and aftercare programs and will these programs need designated spaces? **Response: Yes.**
4. What will the deadline be for the early release construction documents package and how will it related to the schedule for the Scope Reconciliation, Value Engineering and GMP Negotiation? **Response: These deadlines will be developed in conjunction with the builder after award.**
5. Can you please provide a site map with the property boundaries clearly defined? **Response: A site map is not available at this time.**
6. According to the Project Delivery Method the Architect’s contract is assigned to “the Builder” after the DD Phase. However, the RFP also calls for “builder estimating” of SD phase deliverables and meetings with “the Builder” throughout the DD phase. Is this the same builder during the whole process? When is the builder assigned to the project? When will the builder RFP be issued? Will DGS pay for pre-construction services prior to GMP? **Response: The Department expects to engage a builder to work with the Architect during the schematic and design development phases, and further expects that the Architect’s contract with the Department would be assigned to that builder at the time a GMP is established. There will be only one builder. The costs of preconstruction services of the builder should not to be included in the Design Fee.**
7. Please clarify within the scope of work when cost estimates and value engineering exercises are expected to be provided to DGS. Please clarify who will be providing/paying for them (the architect or the builder). **Response: The Architect is responsible for preparing a cost estimate for the concept design submission and should include in its**

Design Fee the associated costs. In furtherance of the Architect's Design-to-Budget, the Architect shall engage in value engineering exercises as and when needed in order to keep the Project within budget.

8. Please clarify what early release packages will be required. Please state who will pay for permit fees associated with those early release packages (the architect, the builder or DGS). **Response: Please see Section B.6.2.g of the RFP. Permit Fees should not be included in the Design Fee. The Department expects that these will be paid by the Builder.**
9. How does the price proposal factor into the evaluation criteria? **Response: Price is not a factor in the evaluation of the proposal. Should the Offeror receive the highest ranking score in the evaluation, the Offeror's price will be evaluated by the Department.**
10. Can you provide floor plans of the existing building? **Response: This information is not available.**
11. Does the hard costs include computers AV and all other teaching technology equipment? **Response: The hard costs include AV and all other teaching technology equipment which is hardwired or installed as part of the building systems. Computers are not included in the hard cost with the exception of computers used to run building systems, electronic teaching boards, or other AV systems.**
12. How many parking spaces are required? (Listed as 63 spaces on page 15 and as 36-40 spaces on page 16) **Response: The number of parking spaces will be determined by zoning and occupancy requirements.**
13. Does the school employ "flipped classroom" approach (or plans to do so?) **Response: The classroom approach will be determined by the District of Columbia Public Schools (DCPS).**
14. What are the extended school hours? **Response: The school is in use until 7PM nightly and occasionally on weekends for school/community use.**
15. Can you please define further minimal (slight) demolition of the existing building as it pertains to site options for the new school? **Response: It is possible that the most advantageous design solution would result in a portion of the new building "overlapping" with the current structure. At this point, the extent of such overlap cannot be determined until the design is developed. To the greatest extent practical, DGS desires that the existing building can be occupied while the new building is under construction and thus the extent of such impact should be minimized so as to permit the school to remain in place while construction occurs.**
16. In reference to Spaces Summary on page 15 lists "Auditorium/Assembly" as 4650 SF. Do you intent to use the PE/Assembly area as the auditorium? Or will the auditorium be a separate space? **Response: PE/Assembly area will also serve as the school auditorium.**
17. The RFP mentions a preliminary cost estimate at the Concept Design Phase (page 7 of 24). Are cost estimates required at SD, DD, or CD phases? **Response: Only a concept phase cost estimate is required of the Architect.**

Item #2:

The bid date is hereby changed. Proposals are due by **December 8, 2015 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to the attention of: Courtney Washington,

Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Amendment No. 3 -