

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

Building and Site Repairs at 2601 & 2603 Naylor Road SE

Solicitation No.: DCAM-16-CS-0087

**Amendment No. 5
Issued: April 12, 2016**

This Amendment No. 5 is issued and hereby published on the DGS website on April 12, 2016. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1 A.5 Procurement Schedule

Delete: Proposals Due April 13, 2016 at 2:00 pm

Insert: Proposals Due April 18, 2016 at 2:00 pm

Item #2 Section B Scope of Work

Delete: B.2.1 in its entirety

Delete: B.2.2 in its entirety

Delete: B.2.3 in its entirety

Insert: Revised Scope of Work (Exhibit 1)

Item #3 Section B Scope of Work

Insert: Replacement of Storefront Scope of Work (Exhibit 2)

Item #4 Questions About The Solicitation

Attached is a list of questions about the solicitation and the responses. (Exhibit 3)

Item #5 Form of Offer Letter and Bid Form

Delete: Attachment A-Offer Letter and Bidder Offeror Form

Insert: Attachment A- Revised Offer Letter and Bidder Offeror Form (Exhibit 4)

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BUILDING AND SITE REPAIRS AT 2601 & 2603 NAYLOR ROAD SE

SCOPE OF WORK

B.1 INTRODUCTION

The Department of General Services (DGS) is seeking Design/Build Services for exterior building repairs, and sitework for the 2601 & 2603 Naylor Road SE, Washington, DC location. This work includes purchasing and installation of new materials; repair of damaged infrastructure; design and installation of a new roof; new storefront entrances; modifications to existing landscape; and a power upgrade.

B.2 SCOPE OF WORK

B.2.1 Building 2601

- a. Demo existing retaining wall at driveway entrance. Install new 20ft. by approx. 12in. to 16in. high reinforced, poured concrete wall.
- b. Repair face brick on cheek walls; demo and remove concrete slab at bottom of stair landing, re-pour reinforced slab (slope to drain). Reset drain inlet if required.
- c. Provide new engineered fill for re-grading the entire area on the north side of the building to provide proper drainage. Install new distribution box with inlet grating and new storm pipe connected to curb inlet located in the southwest direction across the asphalt paved street that separates bldg. 2601 and 2603. Repair asphalt paved street to complete installation of the storm drain. Seed/sod regraded areas.
- d. Install new asphalt/concrete curb connected to the south side of the driveway. This curb will direct storm water flow to inlets.
- e. Repair areas where concrete sidewalks are broken and have settled unevenly, creating trip hazards – 30' of repair at south side sidewalk at Bldg. 2601.
- f. Remove existing and install new storefront entrance with automatic closer and access control.
- g. Furnish and install equipment for electrical upgrade/ heavy-up.
- h. Install one (1) electrical outlet, at main entrance to building, per design location.

B.2.2 Building 2603

- a. Repair foundation and footing, repair of slope/settling interior floor slab and repair of face brick per design drawings.
- b. Provide structural and geotechnical design to correct the foundation failure; repair of face brick, to include new flashing, wall tiles and weep holes.
- c. Provide roofing design and specifications (shop drawings required)

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- d. Take up existing approx. 4000 sqft roofing and insulation from entire flat roof on the building, and install new. All scuppers to be unblocked and flashed as required.
- e. Install new scupper heads and leaders down to splash blocks, where missing.
- f. Repair areas where concrete sidewalks are broken and have settled unevenly, creating trip hazards – 50’ of repair at south side sidewalk at Bldg. 2603.
- g. Remove existing and install new storefront entrance with automatic closer and access control.
- h. Furnish and install equipment for electrical upgrade/ heavy-up.
- i. Install one (1) electrical outlet, at main entrance to building, per design location.
- j. Replace and install new 8’ chain-link fence from southwest back corner of Bldg. 2603 thru to the end location of the existing fence.
- k. Cut out/ removal of trees, shrubs that interfere with fence removal and installation.

B.2.3 Design and Specifications

50% - Schematic Design Phase Total	14	Days after Notice to Proceed (NTP)
Preliminary Evaluation and Testing	3	Days after receipt of NTP
Schematic Design Phase	8	Days
DGS Review	3	Days
100% - Construction Document Phase	16	Days after receipt of 50% comments
Construction Document Development	14	Days after receipt of 50% comments
Final Completion Phase	2	Days after receipt of 100% comments
Total Duration is:	30	Days

- a. New Roof at Bldg. 2603:
 - Provide roof design drawings for new EPDM white, flat roof installation, to include detailed specifications (shop drawings required). Existing scuppers are to be utilized and incorporated into design. The design shall include new flashing around entire roof. Data calculations to ensure proper and adequate run-off are required. The design shall also include how the water will be handled/placed and properly discharged at ground level. Design Builder to assume 25% replacement of existing wood decking. The new roof is to include a 20 year warranty, upon the receipt of an accepted inspection by the District of Columbia or representative thereof.
- b. Masonry Work at Bldg. 2603:

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- Provide structural and geotechnical design to correct the foundation failure; repair of face brick, to include new flashing, wall tiles and weep holes.

- c. Site Work (north side of Bldg. 2601):
 - Design and provide site drawings to include grading, drainage, concrete/asphalt work, and any equipment, as need, at north side of Bldg. 2601, as indicated in scope above. Include new fence installation within design.

- d. Electrical Work (Power Upgrade) at Bldg. 2601 & 2603:
 - Provide design in accordance to Power Upgrade Scope of Work, provided.

- e. Storefront Work at Bldg. 2601 & 2603:
 - Provide design in accordance to Replacement Storefront Scope of Work, provided.

B.2.4 Deliverables

- a. Note: Provide three (3) - Full size and three (3) – Half size sets of plans for all.

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Replacement of Storefront at Building 2601 & 2603

Scope of Work

- Remove storefront door, side lite, transom and threshold at building entrance.
- Provide and install new replacement door units to include new door jambs with glass transoms and full glass doors to match existing configuration. Jambs and doors shall be aluminum storefront type. Doors shall be full glass with 1/4" tempered safety glass. Doors and jambs shall have factory backed on finish. All new doors shall be 7'-0" in height. Door units shall swing outward.
- Provide all new door hardware. New hardware shall include the following: Ball bearing hinges, surface mounted vertical rod devices with exterior trim and lever handles with keyed lock. Also provided shall be door closures, thresholds, weather stripping, kick plates and door sweeps.
- Provide one automatic door opener, for each opening.
- At completion of installation of the storefront entrance system within the existing opening, the contractor shall install appropriate door trim or moldings, as required on both sides of jambs and caulk and paint molding(s), to provide a finished product. Color of paint shall match existing.
- Provide new electric strike and re-connect to existing power supply.
- The contractor will certify that submittals meet the requirements of the plans, specifications, and the above scope of work. The Contractor shall allow for no less than 14 calendar days for submittal review by the District of Columbia. **THE CONTRACTOR SHALL NOT BE PERMITTED TO INSTALL ANY AND ALL ITEMS LISTED BELOW WITHOUT AN APPROVED SUBMITTAL MATCHING WHAT IS TO BE INSTALLED IN ALL RESPECTS.** Submittal log, shop drawings, product data, and samples will be submitted for all equipment and materials related.
- Listed below are the preferred items for installation "OR APPROVED EQUAL":
 - Jambs - Aluminum Storefront type, factory finish color, jamb width, 4"-6", match existing.
 - Doors - Aluminum full glass, with 1/4" tempered safety glass. Note: All new doors shall be 7'-0" in height and 1-3/4" in thickness.
 - Door Closures- LCN medium duty, surface mount.
 - Hinges- heavy duty grade, ball bearing, stainless steel.

All additional hardware-weather stripping, kick plates, door sweeps, shall match above hardware.

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2601 & 2603 Naylor Rd SE
Questions

No.	Question	Response
1	How many apartment units are there in each building?	14
2	Does each unit have dedicated panel and what is the AMPS for each panel?	Yes, 35 AMPS (1-20A and 1-15A).
3	What is the capacity of the existing transformer for each building?	See Amendment No. 3, Item #1
4	What type of existing roof system do you have on building 2603 and what do you specify to replace existing?	See Amendment No. 5, Item #2
5	For bonding purpose can you provide the estimated start and end date as well as the liquidated damages?	Estimated Construction Start – Late-May 2016 Estimated Construction End – Late-July 2016
6	Please provide estimated start date and end date since building permits and DOEE for stormwater management work have to be obtained prior to the start of work.	Estimated Construction Start – Late-May 2016. Estimated Construction End – Late-July 2016.
7	Please clarify the electrical upgrade/heavy-up requirements for both buildings and if DGS will be paying the PEPCO fees for the electrical heavy-up work.	See Amendment No. 3, Item #2. Include PEPCO fees for the electrical heavy up, in your proposal.
8	Please provide the locations of the trip hazards – 2601 E.	Approx. 30ft. of sidewalk repair on southside of Bldg. 2601. Approx. 50ft. of sidewalk repair on southside of Bldg. 2603.
9	Please provide liquidated damages information if required on this contract. Please provide the	For building assessment report, please see Amendment No. 3, Item #3 and #4

	building assessment reports.	
10	Please clarify the design requirements – this is vague, design requirements for what portion of the work and on which building?	See Amendment No. 5, Item #2
11	Please confirm if DGS is paying the building permit and DOEE permits or should an allowance be included in this proposal?	DGS is not paying the Building Permit or DOEE permits. Allowance is to be included in proposal.
12	I have some of my subcontractors meeting me on Naylor Road tomorrow and Thursday. Is it possible to get the custodian number that walked with us yesterday to gain access to the roof and electrical rooms?	See Amendment 2 Item#3
13	On the pre bid conference, there were questions and answers in regard scope of work and also a request for additional information. When do we expect a revised scope of work and the requested documents?	See Amendment No. 3 and Amendment No. 5
14	Please provide previous building assessment report and geotechnical report if available. (This assessment should include extent of interior repairs required (no. of units, sq.ft. of drywall/plaster, sq.ft. of painting required, etc...)	See Amendment No 3, Item #3 and #4 See revised Scope of Work.
15	The SOW only stated the design and specifications in section B2.3. It didn't provide specific requirement of level of design documents and number of submissions. Please clarify.	See Amendment No. 5, Item #2
16	There is no evaluation point allocated to technical approach. How does the agency compare the prices without considering technical approach? For instance, the civil issue adjacent to the asphalt drive way outside building 2601 may have a	Please refer to Section D.1 of the RFP, Selection Criteria. The technical evaluation consist of Relevant Experience and Capabilities, Key Personnel, Management Plan, and Preliminary Construction Schedule. Please review Section D and E of the RFP.

	potential major cost impact. Additionally, the type of roof material, and/or flashing material desired (several buildings in that quad have different roof materials, etc...)	
17	If no building assessment is available, can one be included in the bid as a separate addendum to the pricing?	See Amendment No 3, Item #3 and #4
18	Is there a likelihood of an extension for the pricing submission in order to have time to either review the existing building assessment or to have one conducted?	See Amendment 5 Item #1
19	Will you permit a Joint Venture (JV) opportunity? And, if so, we have a JV interest with a firm that we are in process of obtaining a formal approval, will a JV be accepted if the JV is pending?	Yes. No, the JV application must be approved by the Department of Small and Local Business Development (DSLBD) at the time of submission. You must also include the approval letter from DSLBD with the submission.
20	What is the desired start time for this project once award has been formalized?	Desired construction start date is 30 days from Notice to Proceed. Design is expected to begin immediately after receipt of Notice to Proceed.
21	It is unclear as to how many electrical outlets are required, and in which units/locations they are required. The survey references a plan, as does the RFP, but, I don't see the sheet that shows the locations.	Allow for four (4) outlets (specific location TBD) in each apartment unit. Allow for one (1) outlet each for 2601 & 2603 main entrance (interior, in storefront area).
22	From the survey in Amendment #3, it is still unclear how much interior work is requested/required and in which units they are required. Additionally, the scope of painting for the repairs is not specified, such whether it's for just the patch-work, or entire ceilings or walls.	The interior work within the scope is the electrical work, and patch work as a result of new electrical install.
23	Will you provide additional time to obtain these	Yes, see Amendment 5 Item #1

	responses prior to a submission date of 4/7/16 at 2PM?	
24	The interior unit repair work in 2603 on the ground level - no comments about type of floor finish are included, but, I notice that the other units on ground floor have ceramic tile. Do you want us to submit ceramic tile flooring as the proposed finishes for this level?	There is no interior work to be performed inside the units, except for the necessary electrical work. See Amendment 3 Item #2
25	Immediately, in front of 2601, there is a sidewalk section that needs repair in various areas as identified in the scope of work, however, there is an area that runs parallel to the sidewalk that borders the driveway. This section has various bollards and is an area with dirt. Several of the bollards are leaning over and are loose. Is this area to be repaired, and/or to have concrete installed?	No
26	Will DGS permit a solution that includes are more "green" solution to water run-off between the street and building for 2601 that would include some water permeable pavers and/or vegetation that assists in water absorption?	No
27	Will DGS extend the existing submission date due to the delay in reply to earlier questions?	Yes, see Amendment 5 Item #1

[Contractor’s Letterhead]

[Insert Date]

Mr. Christopher Weaver
Director/Chief Contracting Officer
District of Columbia Department of General Services
2000 14th Street, NW, 8th Floor
Washington, DC 20009

Reference: Requests for Proposals DCAM-16-CS-0087
Building and Site Repairs at 2601 & 2603 Naylor Road SE

Dear Mr. Weaver:

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”) Requests for Proposals (the “RFP”) for the Building and Site Repairs at 2601 & 2603 Naylor Road SE. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the “Bid Documents” or “Contract Documents”) and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its proposal in response to the RFP. The Offeror’s proposal and the Lump Sum Price are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal and the Lump Sum Price are referred to as the “Offeror’s Bid”.)

The Offeror’s Bid is as follows:

CLIN	DESCRIPTION	Lump Sum Price
001	Contractor shall complete interior and exterior building repairs, and site work for the Family Housing located at 2601 & 2603 Naylor Road SE, Washington, DC. This work includes purchasing and installation of new materials; repair of damaged infrastructure; repair and restoration of interior spaces, as a result of water damage; and modification to existing landscape.	\$ _____
	Lump Sum Price	\$ _____
	Allowance 1- Include the sum of \$20,000 for PEPCO fees.	\$20,000.00
	Lump Sum Price w/Allowances	\$ _____

LUMP SUM PRICE IN WORDS:

The Offeror shall submit a completed Price Breakdown Form (Exhibit 1), providing the price for each Division Component. The sum of all the prices for each Division Component must equal the Lump Sum Price for CLIN 001. In the event of discrepancies between or among the Lump Sum Price and the Price Breakdown of each Division Component, the Lump Sum Price shall control.

The Offeror acknowledges and understands that the Lump Sum Price is a firm, fixed price and intended to be Offeror's sole compensation for the services required under the contract and should include sufficient funding for all of the Offeror's costs associated to successfully complete the work. Failure to submit complete the Price Breakdown for CLIN 001 shall not to any extent qualify the Offeror's commitment to complete the entire project at the above stated Lump Sum Price. The District may use the Price Breakdown as a guide during contract administration.

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

1. The Offeror agrees to hold its proposal open for a period of at least one hundred twenty (120) days after the RFP closing date.
2. 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.
3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's proposal. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's 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 subconsultant 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 Offer Letter Form and the Offeror’s Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

Company: _____

Name: _____

Title: _____

Date: _____

Signature: _____

Exhibit 1 - Price Breakdown Form

CLIN001 – Building and Site Repairs at 2601 & 2603 Naylor Road		
DIVISION NO.	DESCRIPTION	DIVISION COST
Div. 01	General Requirements	
Div. 02	Existing Conditions (incl. abatement/demo)	
Div. 03	Concrete	
Div. 04	Masonry	
Div. 05	Metals	
Div. 06	Woods and Plastics	
Div. 07	Thermal and Moisture Protection	
Div. 08	Openings	
Div. 09	Finishes	
Div. 10	Specialties	
Div. 11	Equipment	
Div. 12	Furnishings	
Div. 13	Special Construction	
Div. 14	Conveying Systems	
Div. 21	Fire Suppressions	
Div. 22	Plumbing	
Div. 23	Heating, Ventilation and Air Conditioning	
Div. 26	Electrical	
Div. 27	Communications	
Div. 28	Electronic Safety and Security	
Div. 31	Earthwork	
Div. 32	Exterior Improvements	
Div. 33	Utilities	
	Lump Sum Price	\$ _____
Allowance 1	PEPCO Fees	\$ _____
	Total Lump Sum Price w/ Allowances	\$ _____