

Answers On the DC Infrastructure Academy RFP DCAM-21-AE-RFP-0014:

Question (1). The RFP notes the project will be a CMAR delivery method but later it states at least 3 of the 8 projects shown should have been completed as Design-Build.

(Q1) Answer: CMAR delivery method

(Q2).) I am inquiring about the Joel Elias Spingarn HS DC Infrastructure Academy project in Washington D.C. We are reaching out today to see if commissioning is planned to be included within the scope of work for this project. If so, we would be very interested in serving as the commissioning provider for this project and would like to receive any additional information on how the hiring of the commissioning provider will be done.

(Q2) Answer: Commissioning for this project will be provided under a separate agreement through DGS.

(Q3). Is there any foodservice scope of work included as part of the program? Is a full service or warm-up kitchen required? Please confirm enrollment for DCIA programming.

(Q3) Answer: Currently it is not anticipated that DCIA will require a full service kitchen and cafeteria. However, they have expressed a need for a student lounge with limited food prep capabilities.

DCIA began operation in 2018 and at the conclusion of its first 18 months in operation in 2019 DCIA had a total of 1,234 participants enrolled. The program has increased its enrollment 30% from 2018 to present. Final and future enrollment will be determined as part of the programming effort and in coordination with DOES.

(Q4). Please confirm if a subdivision will be required as part of the project scope of work?

(Q4) Answer: Currently Spingarn occupies SSL (Square, Suffix & Lot) 4486 0802 of the Hilltop Campus. While not confirmed DGS does anticipate that a sub-division will be required, as such the selected offeror will be required to obtain the sub-division approval. The sub-division process generally happens during the building permit process, therefore pricing for the sub-division will be negotiated during Task 4 – Full Design.

(Q5). During which phase of design will the CMAR be engaged by DGS?

(Q5) Answer: DGS anticipates engaging the CMAR around the submission of conceptual designs. At that point, the CMAR will aid in the schematic design process through 100% construction documents by providing cost estimates at contractually established points to ensure the design remains on budget.

(Q6) Please confirm that design fees to be submitted are to cover services only through concept design, and that fees for Schematic Design through Construction Administration to

be submitted to DGS after the project is awarded. The Q3 in the RFP under section A.3, section B, and the Attachment C Form of Offer Letter are not consistent.

(Q6) Answer: The Offeror's proposal should provide an "Initial Design Fee" in the form of a fixed fee encompassing all programming, planning, assessment, and concept designs. Upon determination of a preferred concept, the A/E will be requested to provide a "Total Design Fee" in the form of a fixed fee encompassing design phase services through construction administration services. The "Initial Design Fee" and the "Final Design Fee" together, will represent the A/E's "Total Design Fee".

(Q7) Please clarify what does 'Add Alternate 001-Section B' within the Form of Offer Letter refer to?

(Q7) Answer – The Original Attachment C – Offer Letter has been delated and a new and updated Attachment C – Offer Letter is included with this addendum.

(Q8) Please clarify what the following items within the Form of Offer Letter Exhibit 1 Exhibit 2 CLIN 0002:

- a. Conduct product introduction/summer memo
- b. Conduct photo metric analysis to maximum level
- c. Perform alternate mechanical system evaluation

(Q8) Answer - The Original Attachment C – Offer Letter has been delated and a new and updated Attachment C – Offer Letter is included with this addendum.

(Q9). Please confirm proposal due date and time. August 19, 2021 at 2:pm
1.The RFP notes that LEED Silver is required. Please confirm that this is correct, and LEED Gold is not required.
2. Is there an ROB requirement for the subcontracting plan

(Q9) Answer: Proposal due date and time is August 19, 2021 at 2:00 PM.
1. Per the RFP, LEED Silver is required for this project.
2. There is not a resident-owned business requirement for this project, however, as specified under Section C.6 (c) and C.6 (d) for every dollar expended by the Contractor with a resident-owned business (ROB), as defined in D.C. Official Code §2-218.02 (15), the Contractor shall receive a certain dollar value credit against the CBE minimum expenditure.

(Q10) D.3.1 B – The performance evaluation form (Attachment K) is titled: [DCAM-20-NC-RFP-0013](#) ON-CALL FACILITY MAINTENANCE AND REPAIR SERVICES. Please confirm that this is the correct form to be submitted as the title is incorrect.

(Q10) Answer: The DCAM number is not correct, but the Form is correct.

(Q11) D.3.1 B – Since Attachment K is to be filled out by clients and submitted directly, is the offeror required to include copies of these forms in their technical proposal?

(Q11) Answer: Copies of the three (3) Past Performance Evaluation forms Attachment K, completed on behalf of the A/E and submitted directly to the Department’s PCO do not need to be included in the Offeror’s technical proposal. However, the Offeror must incorporate a minimum of (2) Past Performance Evaluation forms for each subconsultant in the Offeror’s technical Proposal.

(Q12) E.4.1.2 C – Resumes and org chart are requested here (which would essentially be Tab 2) but also in D.3.2 B.3 (which would be Tab 3). Please confirm if resumes and key personnel org chart info should be included in the “General Information and Firm Data” (E.4.1.2) section or “Information for Each Selection Criteria” (E.4.1.3).

(Q12) Answer – Please included in General Information and Firm Data” (E.4.1.2) section

(Q13) F.1.B.8 –Sexual/Physical Abuse & Molestation: DGS had indicated in the past that this insurance coverage would not be required for vacant buildings and associated risks for all projects could likely be accomplished differently with ORM concurrence. Can this requirement be removed from this project as not applicable, severely limiting competition by CBEs, and unnecessarily costly to the District?

(Q13) Answer: See note and read the revised Liability Insurance requirement (Attached). *Please note that ORM does NOT offer waivers. If the coverage is not required, it is not a waiver. Based on the confirmation that the institution is closed, attached are revised ORM insurance requirements deleting Sexual/Physical Abuse & Molestation (SAM). Please be advised that when the construction phase occurs, new requirements will be needed. The original cover letter to that effect mentioned Builder’s Risk coverage, but we would also need to reinstitute the SAM coverage if it is anticipated that classes might resume before completion of the modernization.*

(Q14) The language on the RFP indicates that this will be matter of right zoning. But there’s also a mention about the offeror handling the permitting. Does this mean the A/E will handle the basic process of permitting using the matter of right as base? Or will there be other requirements and additions?

(Q14) Answer – Per B.2.1.1 Services & Deliverables, item no 21.h – Zoning Analysis. This zoning analysis will outline the limitation or not of any of the proposed concepts. If a zoning variance or special exemption is required it will be the AE responsibility to guide the project through that entitlement process.

(Q15) What are the LEED or Net Zero requirements?

(Q15) This project will require LEED Silver. Net Zero is not required. However the AE shall, where applicable include net zero design thinking.

(Q16) The Construction Administration language on the RFP and the role of the offerors in the construction phase is not completely clear. Could you clarify what role would the A/E play in the construction administration and the relationship with the General contractor hired by the client?

(Q16) Answer: The A/E will be responsible for construction administration services. It is incumbent on the A/E to propose in the Offeror's response how the Offeror will staff and manage construction administration and interact with the CMAR during the construction phase of the project while providing the services included, but not necessarily limited to, those listed under Section B.2.7 Construction Administration.

(Q17) Attachment B - Form of Offer Letter and Bid Form; the table "Description" indicates the requirement for the Initial Design Fee to be broken out by Tasks 1 through 3 below, and the Final Design Fee (Task 4) shall be broken out by design phase from SD through CA, but only a Lump Sum Price is indicated in the table. Please clarify.

(Q17) Answer: See answer provided under Question 6.

(Q18) Attachment B - Form of Offer Letter and Bid Form; the table "Description" indicates "Add Alternate 001-Section B" with no direction as to what this entails. Please clarify.

(Q18) Answer: See answer provided under Question 6.

(Q19) Attachment B - Form of Offer Letter and Bid Form; Page 2, Items 1 and 4 make reference to RFTOP. Please clarify.

(Q19) Answer: See answer provided under Question 6.

(20) Attachment B - Form of Offer Letter and Bid Form; Page 3, Exhibit 1 - Price Breakdown Form for CLIN 001, where is this form? The table on the sheet below references CLIN 0002. Please clarify.

(Q20) Answer – See answer provided under Question 6.

(Q21) Will the cost of construction work associated with the stormwater management plan be part of the \$41.1M total budget?

(Q21) Answer: Assume that the cost of any stormwater management plan requirements within the LOD of this project will be borne by the project's budget.

(Q22) What programmatic elements and activities does DCIA envision for the (2) courtyard spaces? Please confirm that a proposed Final Design Fee for Task 4, Full Design Services, is to be included in this bid even though, per Section A.3, "Upon determination of a preferred concept, the A/E will be requested to provide a fixed fee for design phase

services through construction administration services ('Final Design Fee')... will be negotiated and approved by the DC Council."

(Q22) Answer: It will be incumbent on the AE to determine the best and most efficient use(s) of the courtyard spaces based on DCIA's desired programming. The Final Design Fee shall be negotiated upon selection of an approved concept.

(Q23) Regarding the reference to "warm dark shell", are envelope improvements such as increased R-value and leak mitigation to be included?

(Q23) Answer: Yes.

(Q24) Section A.3 Design Fees and Incentives; Please clarify if the design approval is intended to be based on the Permit Set. Shouldn't design approval come well before the Permit Set?

(Q24) Answer: Design approval will be based on 100% Design Development (DD) drawings.

(Q25) Section B.2.1.1 Services & Deliverables, Item 5, please confirm code year - currently shows reference to 2013.

(Q25) Answer – 2013 is correct. Current code year will be confirmed prior to issuances of Notice to Proceed

(26) Section B.2.1.1 Services & Deliverables, Items 19 and 20, please clarify the process of selecting which of the (3) conceptual designs, or elements of the (3) conceptual designs will be developed for the Draft Final conceptual Plan.

(Q26) Answer: The steps leading up to the selection of the final conceptual design are listed in detail in this Section. Based on the culmination of the input provided by these steps DGS, in coordination with its sister agency DOES and the DC Infrastructure Academy, will select the conceptual design that will be developed for the project. The Department acknowledges that the 'approved' concept design will most like included elements of all 3 concepts and carried into the schematic design phase in lieu of producing a "final concept".

(Q27) Section B.2.1.1 Services & Deliverables, Item 21.e indicates a geotechnical report. Is this expected to be required for this mostly interiors rehabilitation project?

(Q27) Answer: As there is a significant exterior component to this project a geotechnical report to be performed by a third party consultant is currently in procurement by DGS.

(Q28) Section B.2.3.1 Services & Deliverables Items f. Playground equipment and i. Food service or other equipment as required; please confirm that playground equipment is unnecessary for post-secondary education, and whether or not a food services consultant

should be included in our design team and fees if a cafeteria or other similar amenity is expected for the program.

(Q28) Answer: Playground equipment is not required for this program, as it is an Adult CTE program. While a cafeteria or similar amenity is expected for this program, it is not the District intent to need a food service consultant.

(Q29) Sections B.2.4.1 and B.2.5.1 Services & Deliverables; Indicate (3) hard-copy sets to be provided to DGS for review. Please confirm these hard-copy sets will be required as opposed to just pdf sets.

(Q29) Answer: PDF sets only will suffice.

(Q30) Section B7; Please clarify the timeline - 58 weeks after NTP of Oct 15, 2021 would put us near the end of 2022, not mid-January of 2022 as indicated in B.7.

(Q30) Answer: - The Project Scheduled outlined in Section A.7 shall be used by the AE for planning purposes. Upon award and issuance of an Notice to Proceed the AE's 'Substantial Completion Date' and corresponding set of drawings will be established.

(Q31) Please confirm renovation of the gymnasium and auditorium is expected to require HPO approval. Is programming of these spaces potentially open to broader access than the exclusive use of the DCIA?

(Q31) Answer: We expect that HPO will have comments on some but not all interiors of the building, but we have not yet engaged them to understand the extent to which those comments may affect project design. Spingarn is a landmark building and a contributing element of the larger Young, Brown, Phelps and Spingarn Hilltop Educational Campus Historic District and as such will have significant public scrutiny. Dialog with HPO will be critical to the ultimate success of the project.

(Q32) Will the outdoor facilities used for training the participants need the design involvement of a landscape architect or will they be designed and implemented by the agencies/utilities involved in training the participant

(Q32) Answer: Most of DCIA's Utility partners do have specifications for their training simulation areas and some may be involved with the actual installation but that may not be the case with every partner. Design of the overall compound to encompass security, restricted access, adequate storage, restrooms to name a few components will be key to providing DCIA with what it needs to continue to grow and flourish.

(Q33) Is there any scope in the project for a landscape architect? If so, can you describe it?

(Q33) Answer: The existing landscaping will need a refresh, but the more important aspect will be the layout and execution of the training simulation areas.

(Q34) Section D.3.2 A references the requirement for three projects where the Offeror has served as the architect on a design-build team. Elsewhere in the RFP, it is indicated that the projected project delivery model for the DCIA at Spingarn will be CMAR. Would you prefer that we provide CMAR delivered projects in this section?

(Q34) Answer: Yes.