

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



Design-Build Services  
Kimball Elementary School

Solicitation No: DCAM-17-CS-0026

Amendment No. 5  
Issued: January 11, 2017

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This Amendment No. 5 is issued on January 11, 2017. Except as modified hereby, the Request for Proposal ("RFP") remains unmodified.

**Item #1 – CAD drawings for Option 1 and Option 2 from the feasibility study (Exhibit 1)**

**Item #2 – Responses to Questions (Exhibit 2)**

**Item #3 - Cover Page, A.7 Procurement Schedule, Executive Summary - Milestone Chart and Amendments 3 & 4**

**Delete:**

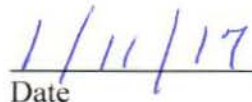
Proposal Due Date: January 12, 2017 at 2:00 PM

**Replace:**

Proposal Due Date: January 17, 2017 at 2:00 PM



Brenda Allen  
Chief Contracting Officer

  
Date

# Exhibit 1

<https://drive.google.com/drive/folders/0B96HH4FliRkVcGliMUs5eDkxMGc>

# Exhibit 2

**DCAM-17-CS-0026****Kimball Elementary School Design-Build  
Responses to Questions**

<b>No.</b>	<b>Question</b>	<b>Response</b>
1.	The RFP states the desired parking be 40 spaces, while zoning minimum is 20 spaces. Could the proposed design address parking in the zoning minimum 20 spaces?	The design team should try to achieve the maximum number of spaces possible while maintaining the appropriate amount of outdoor play space. The goal is to achieve at least 40 spaces.
2.	Is there a shared use agreement with the Department of Parks and Recreation adjacent property?	No.
3.	Is there a recent boundary survey clearly indicating the property limits or will this need to be provided as part of the design scope?	No recent boundary surveys have been completed. The property is owned by the District of Columbia. Section B.2.2.2 requires the Design-Builder to provide an updated property survey as part of the Concept Design submission.
4.	<p>There are discrepancies between the RFP site plan showing the limits of work (page 2), the feasibility study property line (which includes the note “DCPS/NPS Property Line to be verified with survey”), the DC government database, and various drawings in the DGS archive. The RFP diagram seems to omit the access road from Ely Place onto the site from the limits of work; the DC database shows several portions of the existing building as off-site.</p> <p>For the purpose of the proposal, can we assume boundaries as shown on the feasibility study?</p>	Refer to the page 17 of the feasibility study titled Option 1. This sheet shows the plot plan with a property line boundary and a designation of assumed DCPS property and NPS property. Offerors should consider the property line shown as the boundaries of the project and all land within this boundary owned and controlled by the District.
5.	If the required “updated property survey” finds concerns relating to clear title to the customary site for Kimball Elementary School (i.e. as indicated in the feasibility study and in the actual functioning site for the school as it exists today), it may be necessary to resolve such concerns prior to the development of the project. This could have a material impact on the project design approach, schedule, and budget. Does DGS agree that the Design/Builder is not responsible for the resolution of such issues or their impact on the approach, budget and schedule?	Refer to Question 4 above. There are no concerns related to the ownership of the property upon which the existing Kimball Elementary School is situated or the right to renovate, alter, demolish or rebuild a school on this site. The Design-Builder will be responsible to design and construct a new school as described in the RFP.

No.	Question	Response
6.	Is there a leasing agreement for the cell equipment on the building and will it remain during construction? If so, what are the provisions for maintaining the equipment during construction?	DGS has a lease with the company that owns the cell tower equipment. If it is necessary to de-energize the equipment or relocate the equipment the cell tower equipment owner has the responsibility to relocate their equipment and the option of installing temporary equipment on-site for the duration of construction.
7.	On page 5 of the feasibility study in the Option 1 paragraph, there is a mention of Option B. Please clarify.	Option B should read Option 1.
8.	Please provide the square footage for the new addition depicted in the Option 2.	42,894 square feet.
9.	It appears the scope of Option 1 is considerably less than that of Option 2. Can you clarify which Option the project budget is based upon?	The Department believes the project budget should support either option.
	Which option would you like the basis of our bid to be on?	The bid should be based on the budget provided in the RFP, as well as the proposed project duration.
10.	Can the CADs or models be provided for the options from the feasibility study?	Please see Amendment No. 5, Item No. 2.