

DCAM-20-CS-RFP-0004 Takoma Aquatic Center HVAC Upgrade

Questions	Answers
<p>1 Please clarify the period of performance for this project. Page 4 Section 1.5 Milestones says substantial completion should be no later than June 30, 2021; however under the activity milestones on page 5 in the chart, it has substantial completion March 21, 2020 with Administration Completion June 13, 2022.</p>	<p>See Item #6 in the addendum.</p>
<p>2 Please clarify how the proposal should be submitted. Section 5.1 page 47 states the “Proposals shall be proffered in a complete original proposal (Technical and Price Proposal); one (1) copy of the Price Proposal and Six (6) copies of the technical portion” Does this mean the original Technical and Price proposal should be in one binder and then we should also submit one additional copy of the price proposal and six additional copies of the technical proposal?</p>	<p>Proposals shall be proffered in a complete original proposal (Technical and Price Proposals); one (1) copy of the Price Proposal; and Six (6) copies of the technical portion of the Proposal as outlined below; an electronic copy of the complete original proposal either on USB flash drive or CD-ROM shall also be provided. The Offeror’s original Proposal shall be placed in a sealed envelope conspicuously marked: “Proposal for Design-Build Services for Takoma Aquatic Center-HVAC, Mechanical and Roof Upgrades DCAM-20-CS-RFP-0004.</p>
<p>3 In reviewing the Key Personnel, can the Superintendent also serve as the QA/QC Manger?</p>	<p>No. The QA/QC Manager shall not be the same person as the Superintendent.</p>

4	<p>Regarding the Past Performance, Relevant Experience and Capabilities requirement for this solicitation, we have extensive experience in construction and renovation projects in an urban setting dealing with HVAC and roofing; however, only a few of these projects have been in aquatic center facilities. In light of the fact that most of the work will be in the actual aquatic area but dealing with the specialized trades such as the HVAC and any miscellaneous repairs with drywall material, etc, within the aquatic center, can we use and/or include some of our HVAC's subs Past Performance and Relevant Experience in addition to our own (understanding that we can submit no more than 8 projects)?</p>	<p>The design component of each Design-Builder will be evaluated based on their demonstrated experience in: (i) the design of projects in an urban setting; (ii) design of aquatic center facilities; (iii) cost estimating and Value Engineering/management; and (iv) knowledge of the local regulatory agencies and Code Officials. If the Offeror is a team or Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture in light of their role in the proposed team or Joint Venture. This element of the evaluation will be worth up to ten (10) points.</p>
5	<p>Please confirm the General Contractor will be responsible for replacing the entire roof including both the sloped roof and flat roof.</p>	<p>Confirmed. The General Contractor shall replace both the sloped and the flat roof.</p>
6	<p>Are there CAD Files available for use upon award?</p>	<p>CAD files are not available.</p>

7	Please clarify if the pool plumbing/treatment systems are a component of this RFP.	The pool plumbing/ treatment systems are a component of this RFP.
8	Please confirm that utility service upgrades will not be required.	Utility service upgrades will be required as necessary, to support the equipment that is specified in the offeror's proposal.
9	Does this facility have any known hazmats?	This facility has no known hazardous materials, apart from those normally associated with the operation of a pool.
10	Will a civil engineer be required for this project?	The offeror shall propose the personnel that are necessary to accomplish the project scope.
11	Paragraph 1.1 of the RFP clearly describes the scope to be 3 items: roof, HVAC, and miscellaneous repairs (allowance of \$250k). However, paragraph 2.2.1.1 includes in addition to the above, an evaluation of: kitchen roof, electrical, lighting, AV, Intercom, fire alarm, and plumbing systems. Is the evaluation of the additional systems identified in 2.2.1.1 required as part of the scope?	Part 1 is the project overview. Part 2 is the project requirements, Scope of Work.
12	Paragraph 2.14 requires BIM modelling. Preparation of the BIM model for the existing building will be quite costly. Is BIM a requirement or will DGS waive this requirement? Is this necessary for this level of design and construction?	BIM modeling is required as noted.
13	What is the specific Level of Development (LOD) is required for the BIM modeling component?	As noted in the RFP, a meeting with the chosen offeror will be held to review DGS BIM requirements.

14	Attachment B2 dated September 2012 includes other work excluded during the walk thru. Attachment B2 includes three buildings, Community Center, Aquatic Center and the Field House. Are we to only design for the Aquatic Center? If so, is the list of conditions stated in this document for the Aquatic Center applicable dating back to 2012? Should this Attachment B2 be revised or omitted?	The scope for this RFP is work on only the Aquatic Center
15	Section 2.0 includes Civil and Structural Engineering. There has been no mention of Structural or Civil Design. Please Provide Additional information.	Civil and structural design shall be included as needed to accomplish the scope.
16	Section 2.2.1.1 Building System Assessment. The building assessment has not been performed so is our fee to include conducting an assessment of the Architectural and MEP conditions prior to design.	This RFP dictates replacement of the systems that are part of the scope. An assessment to make a determination as to whether to repair or replace them is not required.
17	We assume all roofing, sloped and flat, are to be replaced. Includes Asphalt shingles, gutters, down spouts, roof insulation, snow guards. No assessment of the roof condition is included in the RFP.	All roofing, including both sloped and flat, for the Aquatic Center, shall be replaced.
18	Section 2.2.1.1 Building System Assessment. This report shall assess all of the buildings key systems, including, but not limited to, HVAC, kitchens, roof, windows, electrical, lighting, Audio Visual Equipment, intercom, fire alarms, and plumbing. Is the design team to evaluate all of these conditions some of which are not in the Aquatic Center.	The design team is not to evaluate the systems that are not a part of the scope of this RFP.
19	Section 2.2.1.4 Concept Design. Is it required for the A/E team to conduct the community meetings for this level of project?	Yes, community meetings are required.

20	Section 2.2.1.4 Concept Design, Environmental Impact Screening Form (“EISF”). Is this necessary for this level of project?	Yes, required.
21	Section 2.2.1.4 Concept Design, is it necessary to design to qualify for LEED Silver certification for this level of project?	For this project, the offeror shall target LEED silver or other sustainability method required to obtain a building permit.
22	Section 2.2.4 Early Release/Abatement & Demolition. Is there known abatement that needs to be conducted for a building designed in 2012?	The abatement requirements are not known.
23	Section 1.5 (referenced in 1.9.2, 2.1 also) states date of substantial completion by June 30, 2021 versus Section 1.6 schedule stating substantial completion March 21, 2022, which is correct?	See Item #6 and #7 in the addendum.

24	RFP Section 2.2.1.1 requests assessment for kitchen, lighting, AV equipment, intercom and fire alarm, these systems are seemingly irrelevant to the scope of the project and will add costs to the DB Fees, please confirm that these should be included.	The design team is not to evaluate the systems that are not a part of the scope of this RFP.
25	RFP Section 2.2.1.1 requests assessment per Educational Specifications for a DPR facility, please confirm inclusion.	Educational specifications are not included.
26	RFP 2.2.1.2 states 21 days from NTP for Management plan to be submitted versus 2.2.1.7 which states 14 days, which is correct?	21 days from Preconstruction NTP.
27	RFP Section 2.2.1.4-k requests consulting Department's IT for verifying requirements, please confirm as this request can add costs to the DB fees for additional consultant services	This is required.
28	RFP Section 2.2.1.4-l (also 2.2.2.1-h, 2.2.2.4-I, 2.2.5.2-I, 2.16.6-h) requests design to qualify for LEED Silver Cert., this will add to the scope of work beyond the RFP requests (i.e. building envelope R-value, public transportation, assessments and monitoring for energy) increasing costs and require costs to register and administer project with USGBC, please clarify statement.	For this project, the offeror shall target LEED silver or other sustainability method required to obtain a building permit.
29	RFP Section 2.2.2.4-f requests FFE for the project, please confirm this consideration as it will require additional cost.	This is required
30	RFP Section 2.14 requests that the project be designed, and subscriptions be provided in Autodesk Revit for BIM, please confirm that our DB team can use CAD Microsystems 2019 (used on other DGS project) which is still BIM but not Revit and if DGS needs subscriptions.	The requirements are as noted in Section 2.14

31	RFP Section 2.14.1 requests 5 Dell tablets and accessories, please confirm this is required and should be included in the DB fees.	The requirements are as noted in the RFP sections.
32	RFP Section 5.4.3-b requests 3 past performance evaluations, please confirm submission is for the proposed contracting company or also each DB team consultant firm/company.	Each member proposed for the DB team shall provide the performance evaluations requested.
33	This project includes a request for a Project Management Plan. In the solicitation documents, Attachment B4, there is a Management Plan Template. Are we limited to the sections included in the B4 Management plan or can we add any additional sections that we may believe is relevant to this project?	You may add additional sections.

34	RFP Section 2.14 requests that the project be designed, and subscriptions be provided by DGS in Autodesk Revit for BIM, please confirm that our DB team can use BIM AutoDesk CAD 2019 (used on other DGS project) which is still BIM but not Revit and if DGS shall provide all software subscriptions.	The requirements in Section 2.14 shall be followed.
35	Please confirm that exterior windows, doors, and walls are not in scope.	The scope is as delineated in the RFP.
36	RFP Section 1.2 Project Background: Please clarify and identify the water supply, domestic or cooling/heating process, that is connected to the Takoma Recreation Center via water supply and return piping.	You may review the drawings that were provided with the RFP, for this information.
37	RFP Section 1.2 Project Background: Please confirm the Takoma Recreation Center is not included in this scope of work.	Work in the scope is for the Takoma Aquatic Center.
38	RFP 2.2.1 Initial Deliverables: Please confirm the Building System Assessment requested is for the Aquatic Center HVAC and Roof only.	Work in the scope is for the Takoma Aquatic Center.
39	Please confirm three (3) Community Meetings are to be priced.	Three community meetings shall be included in the proposal.
40	Please confirm AV/IT is out of scope.	The scope is as delineated in the RFP.

41	Please confirm FFE is out of scope.	The scope is as delineated in the RFP.
42	RFP Section 2.2.5.2 Construction Document Review & Coordination: Please clarify why preparation of a DDOT package is mentioned/required.	The requirements are as shown in the RFP.
43	RFP Section 2.3.5 Weekly Progress Meeting: Please confirm if DGS requests the AE to attend the weekly progress meetings. Please quantify the number of weekly progress meetings the AE is required to attend.	The A/E shall attend the weekly progress meetings.
44	Reference Section 1.12 - Please provide the Attachment M "Form of Contract - Design-Build Agreement" & Attachment N "Form of Notice to Proceed and Letter Contract" which was noted in the RFP to be provided in an Addendum.	See Item #4 and #5 in the addendum.
45	Is the proposed Budget of \$4,000,000 all-encompassing of the design fee, general conditions and the Construction work on the project or just for the Construction cost for the project?	\$4,000,000 is the entire project budget. This amount includes all elements needed to accomplish the project scope, including design and construction.
46	Can the Owner provide Submittals on the Equipment that was provided for the equipment currently installed? Most important would be the Pool Units.	Submittals on the existing equipment are not available. Mechanical drawings were provided as part of the RFP. The existing mechanical equipment shall be removed and replaced with new equipment.

47	The Architectural drawings provided weren't formatted correctly as only small areas of each sheet are viewable. Please reprint to PDF and resend.	The drawings provided represent the extent of the available architectural information. No additional documents are available. See Item #3 in the addendum.
48	Given the large interest from contractors and the need to revisit the site for clarity of approach and pricing of design we are requesting a second site visit.	A second site visit is not provided.
49	Has DGS performed recent survey of the conditions of the existing MEP and Roofing systems?	Yes. All available information has been provided to the potential offerors via the RFP.
50	Has DGS engaged 3rd party consultant firm to establish the scope of work required for this RFP?	The scope of work is delineated in the RFP.
51	Please advise of the acceptable closing duration of the Aquatic Center during renovation.	A project management plan is required for this project. The offeror shall propose the closing dates and durations that represent the most efficient method for completion of the project.

52	Is Microsoft Project acceptable to use to develop the Preliminary schedule for the RFP response?	Yes, MS Project is acceptable for the preliminary schedule. Following NTP, a Primavera 6 schedule will be required from the chosen offeror.
53	Part 1 Section 1.5 Conflicts in Completion dates. Please confirm Substantial Completion Dates.	Please see the revised milestone dates in the Addendum.
54	Part 5 Section 5.5 & 5.6 SBE Subcontracting Plan & First Source Employment Plan are listed to be included in both: Price Proposal and Technical Proposal. Please confirm.	Confirmed. Please provide those plans for both.
55	Will the architectural finishes included in the \$250k allowance be an in-kind replacement?	The finishes should be in-kind replacement, designed to match the existing finishes, except where changes are mandated to meet current code requirements. An example would include changes to provide ADA compliance.