

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**DCAM-20-CS-RFP-0005**

DESIGN BUILD SERVICES  
REDEVELOPMENT ST. ELIZABETHS EAST CAMPUS  
PARCEL 6 PARKING GARAGE

**AMENDMENT NO. 5**

Amendment Number 5 is hereby issued and posted on the Department's web site at [dgs.dc.gov](http://dgs.dc.gov) December 6, 2019. Except as otherwise noted, all other terms and conditions of the Request for Proposal remain unchanged.

**1. Cover Page and Section 5.3, Date and Time for Receiving Submissions**

**Delete:** December 10, 2019

**Insert:** December 17, 2019

**2. Section 6.2, Explanation to Prospective Offerors**

A partial list of responses to questions received about the solicitation is provided as Attachment 1 to Amendment 5.

George G. Lewis  
Chief Contracting Officer

12/6/19  
Date

End of Amendment No. 5

DCAM-20-CS-RFP-0005  
Amendment 5

## **Attachment 1**

## Responses to Questions About the Solicitation

## Amendment 5 Attachment 1

No.	RFP Reference	Question	Response
9		Addendum #1 changed the bid form from GC and Fee to a Lump Sum Bid, please confirm the bid date can be changed to the week of December 16 <sup>th</sup> to allow adequate time to prepare an appropriate bid proposal for a lump sum bid.	Please see Amendment 3, Item 1. the due date for proposals has been extended to December 10, 2019.
10		Is the parking garage footprint illustrated in the concept plans the required footprint, orientation and location?	Yes, in principal. Project footprint must stay out of the WMATA Zone of Influence. Structure must also not impinge on Cypress View Corridor or future ROW of 13th Street.
11		Does the parking garage have a maximum building footprint square footage?	No
12		Is the parking management system going to be GFGI?	That information is not available.
13		What infrastructure is required to support the parking management system (i.e. structural foundations, I.T., power, etc.)?	This is to be proposed, designed, and constructed by D/B team. No preconditions have been set by bridging documents.
14		Is there a preferred location for the solar array to support the solar powered self-pay debit/credit kiosks? Can the solar array be installed either on the ground or on the parking garage structure?	No preference. CFA approval will be needed for either location.
15		What permits will need to be obtained for the project?	Per District of Columbia Department of Consumer and Regulatory Affairs and DOEE requirements or other regulatory agency as required.
16		Will any special permits or double permits be required because the proposed building site spans across a property line. Reference Drawing HD-1.	No. DMPED is to move the A&T lot line shown. This is not a property line or a platted lot line.
17		Will any concrete unit pavers, porous paving, precast concrete curbs or granite curbs be required?	Granite curbs are not required on temporary 13th Street SE. Others are up to D/B team.
18		Please confirm the areas that require temporary tree and planting protection.	A tree survey has been completed and the size of the trees are shown on sheet EX-1. Sheet GN-3 has notes regarding tree protection and the need to follow DDOT procedures for a tree removal permit from the Urban Forestry Division at DDOT. D/B team responsible to obtain permit and protect trees per DDOT standards and UFD permit.
19		Please confirm if/where irrigation systems are required.	Not required but depends on landscaping proposed by D/B team.
20		Please indicate the requirements for the following design activities: Traffic Study Engineering and Environmental Impact Study.	Traffic study will be per DDOT standards. D/B team to develop scope and do Traffic Impact Analysis (TIA) per DDOT standards.
21		Wetlands – RFP documents indicate the existence of a pond/potential wetlands, within the building footprint and site. Advise how the RFP response should address potential impacts from this, including Corp of Engineers, EPA, and other requirements	Jurisdictional limits were determined in 2012 for the wetlands. Impacts will need to be mitigated. Updated jurisdictional limits and USACOE permit will be initiated by DMPED in 1st quarter 2020 but there is no assurance that a permit will be in place for the garage impacts. the permit that will be obtained by DMPED will be regarding the new outfall lines in the Stage 2 infrastructure project.
22		RFP does not state any specific requirements for the façade treatment of the garage. Advise if there are any specific requirements?	Only CFA review and approval. Garage will be screened by future residential and commercial, but building permit will require CFA approval of garage plans.

No.	RFP Reference	Question	Response
23		RFP Page 3, last sentence of section 1.1, and the second full sentence at the top of page 4, states "The Project will also include ADA accessible public restrooms....." The Siting plan does not show any restrooms	D/B team to provide and locate. Suggested location would be adjacent to security office on main level of garage.
23a		Confirm if Rest Rooms are required for the project	Yes
23b		If rest rooms are required, provide information on number of restrooms/fixture required, and proposed/preferred locations.	D/B team to design and propose to meet code.
24		RFP Page 3, states that EV charging stations are to be supplied and maintained by a third party vendor. Confirm that the Design-Build Contractor should NOT include the cost of to furnish and install the EV Charging stations within our Lump Sum price	10% of EV stations are to be operational with the opening of the garage. Remaining 90% added as future demand grows. D/B to design and obtain 3rd party vendor in LS pricing.
25		RFP Page 4, last sentence of first paragraph states " Consideration is to be made in the structural design for the potential of residential housing to be built above the garage in the future". This has significant implications as follows:	No future residential above garage.
25a		In order to accurately price this, we would need much more information/assumptions about the proposed residential housing, including:	No future residential above garage.
25a i		Number of stories	No future residential above garage.
25a ii		Footprint of the proposed residential building.	No future residential above garage.
25a iii		Anticipated Type of structure. (ie: CIP concrete, Wood Framing, Load bearing Metal studs, or other)	No future residential above garage.
25a iv		The above would be needed to estimate the loading conditions, which impacts foundation and structural design.	No future residential above garage.
25b		If the above is required, the parking structure would need to be a cast in place concrete structure, as a precast structure is not suitable for support an additional future structure above	No future residential above garage.
26		We request the bid date be changed to the week of December 16 <sup>th</sup> to allow adequate time to prepare an appropriate bid proposal.	Please see Amendment 5, item no. 1.
27		Addendum #1 changed the bid form from GC and Fee to a Lump Sum Bid, we request the bid date be changed to the week of December 16 <sup>th</sup> to allow adequate time to prepare an appropriate bid proposal for a lump sum bid.	Please see Amendment 5, item no. 1.
28		Does The Department plan to issue project specific design guidelines for the garage regarding the exterior elevations (i.e., precast spandrels, curtainwall at stair towers, no façade at all)?	No. D/B to propose for review and approvals.
29		Part 1 of RFP, section 1.2, page 4 of 60 references residential housing to be "above" the garage in the future. Please confirm actual requirements.	No future residential above garage.
30		Please confirm if the parking management firm which is to be hired by the District has been identified at this point.	Not at this time, will be in the future
31		Page 15 of 60, Section 2.2,2,1 e 10. discusses parking revenue to be used as a valet service, is adequate space available.	D/B team to determine this with third party operator and DMPED/DGS

No.	RFP Reference	Question	Response
32		Please confirm that the geotechnical engineer for the Design-Builder is required to develop design parameters for use in the geotechnical analyses for the project and that the owners engineers/consultants will not mandate specific design requirements post award.	Confirmed. Boring and geotechnical data report included in RFP but D/B team responsible for geotechnical and structural designs.
33		Please clarify the hardware and the systems requirements of the DELL Devices that you are requesting.	Dell Latitude #B26H09 5290 2-in-1, Dell Latitude 2-in-1 Travel keyboard, Dell active pen PN557W, Dell adapter USB-C to HDMI/VGA/Ethernet/USB 3.0, Targus Commercial grade case for Dell Latitude 12 5285 & 5290 2-in1
34		Please clarify the requirements for the devices and the system image needed to be placed on the devices in order to meet the system requirements and network requirements needed in which to perform the work for this project and then system requirements needed for the software implementation of the AEC Collection and use of the prolog system both on and off site capabilities.	Dell Latitude #B26H09 5290 2-in-1, Dell Latitude 2-in-1 Travel keyboard, Dell active pen PN557W, Dell adapter USB-C to HDMI/VGA/Ethernet/USB 3.0, Targus Commercial grade case for Dell Latitude 12 5285 & 5290 2-in1
35		Ventilation; Reference: Attachment A1 – Siting Plan “Cross Section” and “Axon View SW” Drawings; Question: The drawings referenced above both have the note “All Garage Passive Venting”. Can you please confirm that this means that all floors of the garage are to be served by natural/passive ventilation only and there is to be no mechanical ventilation, or clarify the meaning of the note if other?	Yes, passive as there are no attached structures or residential over the garage. D/B to follow code requirements.
36		Future EV Charging; Reference: Section 1.2 Project Background (Page 3 of 60). Question: The Project Background describes that 10% of the 120 EV charging stations will be operational at substantial completion and the balance will be prepped for future installation. Can you please clarify that the required preparations include running conduit for power and communications required for future EV charging but the wiring for the future charging stations is outside this scope?	Confirmed. Wiring for future charging stations outside this scope. D/B team to provide prepared locations, conduits, locations in electrical room for meters, and other space and infrastructure requirements of the third party vendor selected by the D/B team for this portion of the work.
37		Integrated Parking Management System; Reference: Section 1.2 Project Background (Page 4 of 60). Question: The Project Background describes an Integrated Parking Management System. Can you please confirm if this is to include parking space sensors and displays indicating location of available spaces?	this is unknown until the operating management entity is determined.
38		Please clarify if the contractor is responsible for obtaining and paying for the building permit.	Yes, contractor will be responsible for all required permits
39		Page 27 of the RFP references cost estimates to be submitted with each design submission. Are these estimates a requirement since we are submitting a lump sum price proposal?	Yes, to verify Design-Build AE is designing to lump sum price and there will not be additional costs due to design
40		Page 58 of the RFP requires payment and performance bonds from all subcontractors. Is this a requirement of all subcontractors or for subcontracts over a certain amount?	All trade subcontractors. See Section 9.1 of the RFP

No.	RFP Reference	Question	Response
41		Amendment 3 states that the project is outside of the WMATA zone of influence. Is the contractor responsible for complying with the WMATA adjacent construction and monitoring requirements and are the associated WMATA adjacency insurances to be included in our price proposal?	Yes, if applicable.
42		What power service and type of connection point will be required for the EV charging stations/units?	The third party vendor on the D/B team is responsible. No pre set preferences by owner.
43		Are hazardous materials present in or on the proposed project site or underground utilities?	Please review ESA I and II, Attachments A8 and A9 of the RFP respectively.
44		Allowance No. 4 in Spec Section 012100 - Allowances references "buff-colored face brick as specified in Section 042000 'Unit Masonry' and as shown on Drawings." Please indicate if a specific exterior building finish is required for the parking structure and provide the Unit Masonry specification section and or drawings, if required.	No specific finish is required. The specification is an example of an acceptable type of finish for the building exterior finish.
45		Are there existing structures on site that will require demolition? If so, please identify what is required to be demolished and removed from site.	Please review ESA I and II, Attachments A8 and A9 of the RFP respectively.
46		Are any stairwells on the project to be enclosed, interior, conditioned spaces with interior finishes?	No interior or conditioned stairwells in the concept plans. D/B team may propose if they wish.
47		Is the building footprint shown in the RFP documents a strict footprint that must be followed or will the building footprint be flexible thru the design phase of the project?	The footprint is flexible, but needs to avoid the WMATA ZOI, the Cypress view corridor (CFA), and the future 13th Street ROW.
48		Fill. Reference: Attachment A2 - Conceptual Civil Plans_Part2 HD-4 drawing; Question: Can DGS please confirm whether or not the full extent of fill to the south of the garage (below future commercial/residential) needs to be provided as part of the scope for this work.	The area to the SW of the structure adjacent to 13th Street is show on sheet HD-4 of the concept plans with the required grading contours.
49		Accessibility/ Conditioning; Reference: Section 1.2 Project Background (Page 4 of 60). Question: The RFP states: Can DGS please confirm whether or not all floors of the garage should be considered accessible? Should the enclosed stair be conditioned?	Only the street level is required to be ADA accessible. The concept plans do not require an enclosed stairwell.
50		Plantings. Reference: Attachment A2 - Conceptual Civil Plans_Part3 ES-2 drawing; Question: The drawing referenced above calls for vegetative stabilization. Can DGS please confirm whether or not any other plantings are required as part of the scope of work.	Landscaping will need to meet code requirements and DOEE requirements for LID areas.
51	Civil Drawings	Should rerouting the current WMATA access path that falls within the limits of this construction be included in this contract?	Yes
52	NA	Is there a height limitation for this garage?	Yes, 90 feet. Any increase in number of floors in concept plans shown as above ground will require review and approval by CFA.
53	Civil Drawings	The proposed garage is being built over half of an existing SWM pond. Does the loss in capacity of the pond need to be made up on site?	There are no existing SWM ponds on this site. The area referenced is a natural wetland that will need to be mitigated. See sheet UT-1.
54	NA	Should toilets be included on every level of the garage, some levels of the garage, or just the first level?	First level (ADA level and security level) only.

No.	RFP Reference	Question	Response
55	Civil Drawings	Please provide information on the existing pond/wetlands. Is this a stormwater management facility?	Jurisdictional limits were determined in 2012 for the wetlands. Impacts will need to be mitigated. Updated jurisdictional limits and USACOE permit will be initiated by DMPED in 1st quarter 2020 but there is no assurance that a permit will be in place for the garage impacts. the permit that will be obtained by DMPED will be regarding the new outfall lines in the Stage 2 infrastructure project.
56	Civil Drawings	Is there a plan for the WMATA access road? Will the currently shown LOD need to be expanded to include this?	D/B team to determine with WMATA. Minutes and exhibits from July 2, 2019 coordination meeting with WMATA and DMPED/DGS attached.
57	Civil Drawings	Are there existing rights-of-way for Cypress and 13th street?	These are presently A&T lots to be dedicated as ROW when final roadways and infrastructure in Cypress and 13th Street are accepted by Utility companies and DDOT. Cypress Street including the temporary cul-de-sac is part of the Stage 1 improvements and should be dedicated as ROW during the first half of 2020.
58	Civil Drawings	Is a property/boundary survey needed?	As-built plans tied to the control survey information/points will be required