

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No.1
To
CMAR Services for Anacostia Recreation Center
Issued: November 24, 2021

This Addendum No. 1 is hereby issued and published on DGS' website on November 24, 2021. Except as modified hereby, the Request for Proposal ("RFP") remains unmodified.

Item # 1: The following paragraph is incorporated in to the first page of the RFP:

"This solicitation is designated only for certified small business enterprise ("SBE") contractors under the provisions of the "Small and Certified Business Enterprise Development and Assistance Act of 2014", D.C. Official Code § 2-218.01 et seq., as amended. ONLY Contractors that are certified by the District of Columbia Department of Small and Local Business Development ("DSLBD") as a SBE are eligible."

Item # 2: The DGS answers to the Requests for Information (RFIs) are attached as annex 1.

Item # 3: The list of site visit attendees is attached as annex 2.

Item # 4: The list of attendees at the pre-proposal conference is attached as annex 3.

By: Pamela Ford Dickerson
Pamela Ford Dickerson
Contracting Officer

Date: 11/24/2021

Attachments:

- Annex 1: RFI responses
- Annex 2: List of site visit attendees
- Annex 3: List of pre-proposal conference attendees

- End of Addendum No. 1

ANNEX 1
Requests for Information and DGS Responses

DCAM-21-CS-RFP-0015
CMAR Services for Anacostia Recreation Center

Question	DGS Response
Can you please clarify whether this RFP is set aside for Small Businesses Enterprises only, per the website? The RFP does not state the requirement of small businesses set aside? Part 4 – Economic Inclusion details only state that preference points go to SBE's.	This addendum amends the solicitation to include the language for SBE set aside. Part 4 are the District's Economic Inclusion clauses. It points out the preference points for SBEs; however, please read the section in its entirety; fore, it also states entitlements for CBEs and Joint Ventures.
Per 1.1 "Project Overview", the project is expected to be run in BIM software, including for as-builts. Please confirm that the design will be provided in a comprehensive BIM file to be modified only and that the GC/CMAR is not responsible for design or fully entry into a BIM from scratch.	Project is NOT expected to use BIM software. Awarded GC is responsible for MEP coordination
Please clarify if the CMAR should include any design fees in its proposal.	No; DLR Group is the contracted A/E firm.
There is no permitting allowance on this project. Please confirm that all costs related to permitting shall be directly reimbursable in the construction costs.	Confirmed. Permitting cost to be included in construction cost.
Please clarify the date for the GMP/Permit documents and confirm it is not due by December 22, 2021, per Section 1.5 Project delivery method.	Permit set drawings are expected to be completed January, 2022 and Construction Documents are expected to be completed February, 2022 by A/E (DLR Group).
The Specs mentioned this contract is a Design-Build Contract per section 01 1000, please confirm this is a CMAR bit, but not a Design-Build Contract.	Confirmed. This is a CMAR solicitation.
Please provide Section C – FF&E schedule and movable equipment if available	Unavailable at this time.
Please confirm we are to add 20k to our proposal as an owner's allowances for the beautification to the existing pavilion area and planters	20k allowance is to be included in the CMAR construction cost
Can you share with us the list of General Contractors that attended the meeting or that will be bidding on this project?	The lists for site visit attendees and the pre-proposal conference are attached.

ANNEX 2

CMAR Services for Anacostia RC

Site Visit Attendance Sheet

No	Firm	Attendees	Phone	Email
1	BHI Construction and Real Estate Development	Jason Saunders Al Vaughn		al@bhibuilds.com
2	City Construction Company	Steven Goodrich	202-250-8480	citycorp@yahoo.com
3	Collective Architecture	Charles Plymale Alexandra Weil	202-684-7958	aweil@collectivearchitecture.co
4	Broughton Construction	Kayli Ahern	202-868-1999	kahern@broughtonconstruction.com
5	Optimistic Consulting	Alvin Bethea Michael Bethea		alvin.bethea@
6	SPD Contracting, Inc.	Ernesto Alvarado Pedro Astudillo		ernesto@sglz-inc.com
7	Winmar Construction	Steve Townsend Lam Nguyen	202-464-8755	nguyen@winmarconstruction.com
8	Chiaromonte Construction Company	Oliver Keyser		mailto:okeyser@cc-builder.com
9	Cap Innovative Design	Carlos Miguel	202-766-8537	cdiaz@capinnd.com
10	Simon Development	Ike Okwumabua Ciro Campos	202-829-3316	simondcc@simondccorp.com
11	Bennett group	Kathryn Garafola	202-819-4899	kgarafola@bennettgroupdc.com
12	Parkinson Construction Company	Fareed Chishty	202-636-4005	fareed@parkinsonconstruction.com
13	Metropolitan Solar, Inc.	Seydou Washington Traore	979-422-6312	straore@metropolitansolarinc.com
14	Capitol Services Management, Inc.	Barbara	979-422-6312	admin@thecsmi.com

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR ANACOSTIA RECREATION CENTER AT KETCHAM

CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR ANACOSTIA RECREATION CENTER AT KETCHAM

DCAM-21-CS-RFP-0015

1929 15th Street SE Washington, DC 20020
November 16, 2021

Site Visit

Sign-in Sheet

Name	Company	Email Address	Phone
CARLOS MIGUEL	CAP Innovative	ediaz@capinn.com	202-766-8537
AL VAUGHN	BHI CONSTRUCTION	AL@BHI.Builds.com	240-476-8333
STEVEN GOODRICH	CZY Construction	CZYCORP@ATTN.COM	202-255-9601
Sydan Trane	Metropolitan Solar Inc	strane@metropolitansolarinc.com	979 422 63
Barbara Thompson	Capital Services Management Inc	admin@thescmi.com	902 563 50
Farrel Chisity	Parkinson Construction	Farrel@Parkinsonconstruction.com	240-876-2545
Cliver Keyser	Chasemonte Construction Co	Ckeyser@CC-builders.com	410 908 8146
KATIE GABRIELA	BENNETT GROUP	kgabriel@bennettgroupdc.com	202 899 4877
Steve Townsend	Winmar Cons.	sttownsend@winmarconstruction.com	
Ian Maxwell	Atlas	ian@atlasremgd.com	202-344-519

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR ANACOSTIA RECREATION CENTER AT KETCHAM

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Charles Pyrale	Collective	cp@collective-creative.com	
Ikeazé Okwumalawa	Simon Development & Construction Corp	simonidc@simonidccorp.com	202-540-9600 202-829-3316

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Washington DC 20001 Suite #203



SPD Contracting, Inc

ANNEX 3

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CMAR Services for Anacostia RC**

Pre-Proposal Conference Attendance Sheet

No	Firm	Attendees
1	BHI Construction and Real Estate Development	Jason Saunders
2	City Construction Company	Martha Yohann
3	Collective Architecture	Alexandra Weil
4	Broughton Construction	Kayli Ahern
5		Matt Byrne
6	SPD Contracting, Inc.	Ernesto Alvarado
7	Winmar Construction	Lam Nguyen Steve Townsend
8		Victoria Dema
9		Zeinab
10	Bennett group	Kathryn Garafola
11	Parkinson Construction Company	Fareed Chishty
12	Metropolitan Solar, Inc.	Seydou Washington Traore
13	Capitol Services Management, Inc.	Barbara
14	MCN Build	Landers Mason Ballard
15		Kal Bhatti