

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 3
To
Request for Proposals (“RFP”) No. DCAM-21-AE-RFP-0006

Issued: April 22, 2021

This Addendum No. 3 is issued on April 22, 2021. Except as modified hereby, the RFP remains unmodified.

Item No. 1. The due date for RFP No. DCAM-21-AE-RFP-0006 is hereby modified **from 2:00 pm April 26, 2021 to 2:00 pm May 7, 2021.**

Item No. 2. Please forward your proposals to the Contracting Officer, Pamela Ford Dickerson at Pamela.dickerson@dc.gov and the Contract Specialist Michael Etekochoy at michael.etekochoy@dc.gov not later than 2:00 pm on May 7, 2021

Item No.3. Responses to the RFI is attachment

Item No.4. Revised B.1.2 Deliverables

The A/E shall prepare and submit the following deliverables for this phase of the work:

B.1.2.1 Program of Requirements Deliverables:

- a. Programming Questionnaires (Task 1)
- b. Preliminary Space Needs Program (Task 1)
- c. Programming Report, delivered electronically via PDF including (Task 1):
 - Project Overview/Executive Summary
 - Basis for Design (Interview Documentation)
 - Space Needs Program (Spreadsheet)
 - Operational Analysis
 - Bubble Diagrams
- d. Preliminary Design Criteria (Task 2)

B.1.2.2 Schematic Design Phase Deliverables:

- a. Preliminary Evaluation
- b. Preliminary Design
- c. Existing Conditions Report
- d. Site survey
- e. Hazardous Material Report
- f. MEP Assessment
- g. Project Program


- h. Code and Regulatory Report
- i. DC Green Building Act/LEED SILVER V4 Report
- j. Summary of Options
- k. Budget Review
- l. Other items as required in the Scope of Work
- m. Construction Cost Estimate

B.1.2.3 Design Development Phase Deliverables:

- a. Design Development Drawings
- b. Area Tabulations
- c. LEED SILVER V4 Assessment
- d. Preliminary Cost Estimate
- e. Structural loads and systems
- f. Electrical loads and written analysis as needed
- g. Heat loss/gain load and written analysis as needed
- h. Descriptive Specifications
- i. Special Reports as required
- j. Other items as required in the Scope of Work
- k. Computerized Design Analysis
- l. Rendering as required by Scope of Work
- m. Construction Cost Estimate

B.1.2.4 Construction Documents Phase Deliverables:

- a. Construction Document Drawings
- b. Topographic survey (if add alternate used)
- c. Architectural - marked-up DGS review comments from previous submission
- d. Civil –marked-up DGS review comments from previous submission
- e. Structural computerized analyses and marked-up DGS review comments from previous submission
- f. Electrical computerized analyses, catalogue cuts and marked-up DGS review comments from previous submission
- g. Mechanical computerized analyses, equipment schedules, catalogue cuts and marked-up DGS review comments from previous submission
- h. Plumbing computerized load analyses, sizing calculations and marked-up DGS review comments from previous submission
- i. Final Specifications
- j. Miscellaneous Reports (elevators, transportation, etc.)
- k. Construction Cost Estimate
- l. Other items as required in the Scope of Work

By: 
Pamela Ford Dickerson
DGS Contracting Officer

Date: 04/22/2021

**REQUEST FOR PROPOSAL (“RFP”) No. DCAM-21-AE-RFP-0006
Construction of A/E for the New Engine Company 7 and DC FEMS Headquarters**

Questions & Answers Spreadsheet

No.	Questions	Department Responses
1	Can you please let me know if there will be another site visit opportunity to address this issue?	No, there will be no more site visits.
2	In the preproposal conference call, it was indicated that the existing buildings on site would be torn down as part of a separate process. Confirm that the A/E team will not be response for the raze permit or cost analysis of the demolition of the existing structure.	Confirmed. The Architect or A/E team will not be responsible for the raze permit or cost analysis of the demolition of the existing structure.
3	Are there existing plans of these facilities (Engine 7 and current FEMS Headquarters) going to be released for review as part of the RFP response process?	Yes, there are existing plans. They will be released to the winning bidder.
4	Attachment A1 & A2 note 5 design submissions at the following phases: Program of Requirements, Schematic Design, Design Development, Construction Documents, and Compliance and construction cost estimates are noted in the first 4 of these phases. However, in attached A1 under Title I Services it notes “The A/E shall submit a cost estimate during each of these six project phases, prior to the development and completion of the reports, construction documents and project specifications.” Please clarify the number of cost estimates required.	A total of 4 cost estimates are required for this project: Schematic Design, Design Development, Construction Documents, and 100% Final Construction Documents.

5	Is a Phase 1 archaeological investigation required at this site? Should it be included in the scope of work for the A/E Services?	Yes, this will be required but not until schematic / design development phase of design based on site selection.
6	If the building is being razed as a separate project as indicated in the preproposal conference, what is the necessity for a hazardous materials survey and analysis of existing systems?	The participants can exclude the necessity for hazardous materials survey. The analysis of existing systems provides greater context for implementation of design standards.
7	The address 1101-1103 Half St SW are two separate lots, will these lots be joined before the project starts or should the A/E team assume fees for a subdivision?	The A/E team should not assume fees for a subdivision at this time.
8	Is there a geotechnical report for the site that is available?	No, there is no geotechnical report available.
9	Do you require SF330 format or any specific form for resumes?	It should be in Word format.
10	The RFP asks for Key Personnel Resumes on 2 sections: E.4.1.2 General Team Information and Firm(s) Data Letter C. and E.4.1.3 Information for each Selection Criteria - D.3.3 Specialized Experience and Technical Competence. Do we have to place ALL resumes on both section, or just one?	The Key Personnel's resumes are only required under Section E.4.1.2 General Team Information and Firm(s) Data. Section D.3.3 is the evaluation criteria for the A/E and its sub-consultants Key Personnel that how the Offerors' submission will be evaluated for this specific category.
11	Letter A of D.3.2 Professional qualifications asks for LIST but with details similar to what D.3.3 Specialized Experience and Technical Competence is asking for.	<u>It is different. Section D.3.2 is the evaluation criteria for Professional qualifications necessary for satisfactory performance of the required A/E services. The Offerors are required to submit the information required under Section D.3.2.</u>

	Please confirm that you would like these details repeated and added for ALL projects in the list (Not just for 8).	
12	Since this is an electronic submission, are we submitting one (1) PDF for Technical Proposal and one (1) PDF for Price Proposal – total of two (2) PDF submission?	That is correct.
13	Is DCAM-21-AE-0006, the correct RFP number?	Yes, DCAM-21-AE-RFP-0006 is the correct RFP Number.
14	What are the deliverables for Schematic Design? They are missing from the RFP.	See Addendum for revised B.1.2 Deliverables, inclusive of Schematic Design. Note B1.2 is a high-level summary. RFP Attachment A.2 Technical Requirements, Section 5. Design Phases, includes more specific details.
15	Do Fleet Facility and Engine No.7 share domestic water service?	Yes
16	Do Fleet Facility and Engine No.7 share fire suppression water service?	Yes
17	Do Fleet Facility and Engine No.7 share sanitary sewer service?	Unknown at this time.
18	Do Fleet Facility and Engine No.7 share storm sewer service?	Unknown at this time.
19	Do Fleet Facility and Engine No.7 share electrical service?	No
20	Are there other utilities shared between the Fleet Facility and Engine No.7 not listed above?	No

21	If shared utilities exist between Engine No.7 and the Fleet Facility, it is important to know the timing for Fleet Facility to relocate, since we will disrupt service to the Fleet Facility during construction and separate utility meters may need to be set up. Are utility relocations for the Fleet Facility included in the scope of this project?	No
22	Is a subdivision included in this project, or will the Fleet Facility project be subdividing the lots?	Subdivision is not contemplated in this scope of work.
23	Will the entirety of the existing parking lot be available to the Engine 7 and FEMS headquarters project, or is a portion of it allocated to the existing Fleet Facility?	Parking for FEMS Engine 7 and Fleet will be determined after program of requirements are completed.
24	Does Fleet Facility have vehicular access from the existing parking lot? If so, does access to the Fleet Facility from the existing parking lot need to be maintained, or can the Engine 7 and FEMS headquarters project close off access?	Current scope of work does not require the AE team to coordinate Fleet access. It only contemplates the new FEMS Engine 7 and FEMS HQ program of requirements.
25	Please confirm if FEMS headquarters will be relocating from Reeves Center to a new combined facility located at 1001-1003 Half Street SW or if there are alternatives to the FEMS headquarters location being considered.	Yes, the location of FEMS Engine 7 and FEMS HQ are being considered at the current site and will be considered for other sites based on the programming requirements.
26	Does DMV utilize any of the property owned by DC? Is there any shared use currently on the parcel which needs to be maintained moving forward?	This procurement only contemplates FEMS resources, not DMV.
27	How much space (rough square feet) does the current DCFEMS headquarters occupy?	The current space is 25,000 sf, across 3 floors.

28	Will there be another opportunity for an official site visit? We followed the instructions indicated in E.6.1 to pre-register, but have yet to receive a response.	No more site visits will be offered.
29	Section E.4 indicates “All Proposals shall be submitted on 8-1/2” x 11” bond paper and typewritten.” Further, it indicates the proposal should be in two volumes. Will this be updated to allow electronic document submittal?	C&P confirmed. Yes, electronic submissions will be preferred.
30	Attachment A1 Scope of Work Section 3 indicates Construction Costs estimated at \$12-\$22M. This is a broad range. Could you provide a further breakdown?	No, the range provided contemplates both a single building that will be used by E7 and FEMS HQ. It also contemplates both users being part of a bigger mixed-use development project. In either scenario, the AE team would only be responsible for the design of the FEMS related spaces.
31	Attachment 2, particularly sections 4 and 5 contain a number of requirements such as 4.5, indicating submittal of “blue line prints and loaded computer disk(s)”. Will these items be updated or otherwise addressed in a future addendum?	These administrative requirements will be updated with the qualified bidder before the contract is executed.