

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 4
To
Request for Proposals (“RFP”) No. DCAM-21-CS-RFP-0009
Design-Build Services for Walter Reed Pool & Pool House

Issued: May 3, 2021

This Addendum No. 4 is issued on May 3, 2021. Except as modified hereby, the RFP remains unmodified.

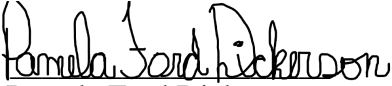
Item #1: DGS responses to the received Requests for Information (RFIs) is attached as Annex 1.

Item #2: The Point of Contact information, under “1.7 Department Designated Point of Contact” on page 6 of the RFP are updated as below:

“Name: Sayed S. Wayezee
Title: Contract Specialist
Department of General Services
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Mailing address: 1250 U Street, NW, 4th Floor
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By: 
Pamela Ford Dickerson
DGS Contracting Officer

Date: 05/03/2021

Annex: RFIs/DGS’ responses

- End of Addendum No. 4



ANNEX 1

DGS RESPONSES TO RFIs

Request for Proposals (“RFP”) No. DCAM-21-CS-RFP-0009

Design-Build Services for Walter Reed Pool & Pool House

Questions & Answers Spreadsheet

No.	Questions	Department Responses
1	Project area will have a severe impact on the existing utilities. Are these utilities to remain in place or be relocated?	As part of the design phase, it is the Design-Builder’s responsibility to review and determine the best course of action.
2	Any utility relocation of the major systems will require a separate standalone set of plans for approval by DC Water and DOEE, is this anticipated in the budget and schedule?	Yes this is anticipated as part of the project schedule and budget. It is the Design-Builder’s responsibility to work and coordinate with all the required entities to determine the best course of action.
3	All utilities that service off site properties will require significant easements to be recorded per DC Water...this will have an impact on what/how the new work can be laid out...do you confirm?	As part of design phase, it is the Design-Builder’s responsibility to review and determine the best course of action.
4	We need to know how to protect such services. Are there any records of how the existing buildings are currently being serviced with all of the utilities?	Design Builders should assume such a record does not exist; therefore, it is the Design-Builder’s responsibility to review and determine the best course of action.
5	Does the existing bioretention to be kept in service or cant it be removed?	This has not been determined yet, therefore, it is the Design-Builder’s responsibility to review and determine and recommend the best course of action.
6	The site has a natural low point which will need to get raised and which will have an impact on the nearby electric transformer? Does the transformer serve our building or the adjacent building?	During the design phase, it is the Design-Builder’s responsibility to review and determine if that is the case and take an appropriate action or reflect on the design.
7	Existing mature trees may be required to be protected by UFA, has any correspondence taken place with UFA on what if any trees can be removed?	During the design and construction, it is the Design Builder’s responsibility to consult with UFD. Additionally, it will be the Design Builder’s responsibility to protect trees deemed to be remained.

8	What if any, security fence/gates will be required to be included in the design?	During the design phase, it is the Design Builder's responsibility to work with all parties to determine the need and requirement for this scope.
9	Can the service drive/curbs be removed to provide easier access to the building?	As part of planning and design phase, it is the Design-Builder's responsibility to review with all parties and stakeholders to determine the best course of action.
10	Does the service drive parallel to Aspen Street need to stay or can this be converted to drive aisle to enable access to other buildings?	As part of planning and design phase, it is the Design-Builder's responsibility to review with all parties and stakeholders to determine the best course of action.
11	Is the area where the parking spaces are shown on the idea plans part of the project property?	The final LOD "Limit of Disturbance" and project property line and other zoning boundaries will be determined and finalized during planning and design phase.
12	Has a boundary survey been prepared? Do you have the survey available in autocad?	The Design Builder should assume complete boundary survey for this area might be required.
13	What previous record documents do you have available to share with the designers? Environmental studies? Archaeological surveys? Site Assessments? Geotechnical Borings?	The bidders are encouraged to review the RFP and associated exhibits to determine what additional records might be needed.
14	Do we have to maintain access to nearby buildings during construction phase?	As part of planning and design phase, it is the Design-Builder's responsibility to review with all parties and stakeholders to determine the best course of action. However, at this point, bidders should assume access to nearby buildings will need to be maintained during the construction.
15	Do you expect any utility upgrades for the main buildings to be required?	As part of design phase, it is the Design-Builder's responsibility to review and determine the best course of action.
16	Is the pool going to be used for competitive purposes? Will there be a need to have large gatherings included in the design capacity?	As part of planning and design phase, it is the Design-Builder's responsibility to work with DPR and other stakeholders to determine the program needs.

17	The 9 million budget was generated pre Covid? Trying to understand how much of impact the Covid may have on the cost of work to be done.	The COVID19 has been factored into the budget. During the GMP process, the Design Builder is required to work with DGS to determine the COVID impact on the project.
18	Link for Attachment A-2 was invalid please provide new link to download	Attachment A-2 has been issued via Addendum No.1.
19	Any expecting of <u>archaeology</u> work on this job	During the design, the Design Builder is required to work with all parties, including Historic Preservation Office to determine the archeological requirement for the project.
20	Will CAD drawing will be provided to the successful bidder	At this time, the Design Builder should assume CAD drawings will not be provided.
21	Is BIM required for the work? If yes, what is the BIM level will be required? LOD 003 or 004?	As stated in section 2.14 of the RFP, the BIM will be required.
22	How many community meeting will need?	The Design Builder should assume at least 6 community meetings.
23	Key personnel: should bidder include both design and builder together or should it be separated?	The Design Builder is required to provide key personnel as stated in the RFP for both Design and the Builder team.
24	First source and SBE subcontracting plan required in both Tech and Price proposal? Please confirm that is required twice?	The First Source Employment Agreement and SBE subcontracting plan must be included in Price/Fee Proposal.
25	Building Footprint: Please clarify the proposed Pool House/Building 16 footprint. Addendum 1 includes a site survey showing Building 16 comprised of Wings A, B, and C. During the pre-proposal call, an image was shared that highlighted only Wing A as the proposed pool house. Please clarify whether all 3 wings shown on the site survey are intended to serve as the Pool House, or only Wing A will be the pool house.	Bidders are encouraged to review the proposed plan in Attachment A-1 (the Feasibility Study).

26	<p>The file labeled “Attachment B Overall Site Boundary” includes 2 pages showing the Pool Site Limits.</p> <ol style="list-style-type: none"> a. Please confirm that the site limits for the Walter Reed Pool Project is the full area labeled WR-6 and outlined in blue. b. There is a dashed line highlighted in yellow labeled “zoning boundaries”. Please clarify if there are any restrictions associated with building north of the “zoning boundaries” line. c. Should we assume that the bioretention areas shown north of the zoning boundaries line (within the blue outlined WR-6 area) is an existing site feature or a new feature associated with an adjacent development at Walter Reed? d. Please clarify if there are any restrictions associated with the area labeled “approximate location of access drive to building 15”. e. Does the access drive to building 15 already exist? f. Please clarify whether the existing basketball court is intended to remain. Based on the approximate pool location shown in the preproposal call, it appears that excavation for the pool may impact the existing court. 	<p>a & b. The Design Builder should use the Attachment B as a reference only. The final LOD “Limit of Disturbance” and other zoning boundaries will be determined and finalized during planning and design phase.</p> <p>c. No, one of the very first tasks that will need to be completed by the Design Builder is to work with all of the stakeholder and agencies to determine the LOD.</p> <p>d. It is the Design Builder’s responsibility to work with all parties to determine all the site restrictions.</p> <p>e. During the planning and design phase, it is the Design Builder’s responsibility to work with all parties to determine all the site restrictions.</p> <p>f. Currently, the existing basketball court is intended to remain, however, the Design Builder should assume both scenarios, as it will be the Design Builder’s responsibility to work with all stakeholder to determine.</p>
27	<p>Section 2.0 Part C of the RFP notes that the Design-Builder’s responsibilities include to “conduct subsurface investigation work if and as required for the Project.”</p> <ol style="list-style-type: none"> a. Please clarify what (if any) subsurface investigation costs/reports should be 	<p>The Design Builder should assume subsurface investigation might be required during the design and preconstruction phase, therefore this cost should be considered in the respective fees. Any additional subsurface investigation required during construction phase; it will be included as part of GMP.</p>

	<p>included in the proposal, or if these will be included in the GMP.</p> <p>b. Please specify which category these costs should be included within (i.e. preconstruction fee, general conditions, design, etc).</p>	
28	<p>Section 2.2.1.1. Building System Assessment states that the Department may request a building systems assessment covering HVAC, kitchens, roof, windows, electrical, lighting, AV Equipment, intercom, fire alarms and plumbing. Since this project contemplates renovating a vacant, disused building, please confirm what (if any) of the assessments included in this section will be required.</p>	<p>During the planning and design phase, the Design Builder will be responsible to determine the need for any of the assessment and will be responsible to conduct any assessment.</p>
29	<p>Section 2.2.1.1 requests conditions assessment of the roof, but DGS has separately provided a roof assessment report. Please clarify whether bidders should include the cost for a separate roof assessment report.</p>	<p>During the design phase, the Design Builder might be required to conduct additional or comprehensive roof assessment beyond what has been provided.</p>
30	<p>Section 2.2.1.3.f directs bidders to conduct a hazardous materials survey. The RFP includes environmental reports. Please clarify whether bidders should include the cost of hazardous materials assessments in their proposal.</p>	<p>During the design phase, the Design Builder might be required to conduct additional environmental and hazardous materials assessments beyond what has been provided.</p>
31	<p>Please clarify what (if any) security systems assessment is required – see 2.2.1.4.</p>	<p>During the design phase, the Design Builder will have to work with all parties, including but not limited to DGS Protective Services Division, DPR and other stakeholders to determine the security requirement and implement as part of the design.</p>
32	<p>Please clarify what (if any) testing and inspections should be included in the proposal. (i.e. compaction testing, concrete testing, etc).</p>	<p>The 3rd Party Testing and Inspections will be provided by DGS.</p>

33	<p>Section 2.2.1.3.b and Section 2.2.2.1.b state that the DB must conduct community focus meetings to develop programming and solicit input during the Concept Phase and Schematic Phase. Please clarify:</p> <ul style="list-style-type: none"> a. How many community meetings bidders should include in the proposal for each phase? b. Is it DGS’s intention to conduct these meetings in person or via video conference? c. If in person, please confirm what (if any) printed materials will be required for the meetings. 	<ul style="list-style-type: none"> a. The Design Builder should assume 6 community meetings. b. The Design Builder should assume both scenarios, video conference or in person, the final determination will be discussed as a team and will be determined based on the stage of the Health Emergency / Pandemic. c. The Design Builder should assume some level of printed materials will be required.
34	<p>Please provide further direction on the renderings and models that will be required in the Schematic Phase, referenced in Section 2.2.2.1.c.</p>	<p>The Design Builder should assume 2D and 3D renderings will be required in the Schematic Phase; these renderings can include perspectives, elevations, overall site renderings and 3D renderings.</p>
35	<p>During the preproposal conference, one of the presenters mentioned that a portion of the building is historic. Please clarify whether Building 16 (or a portion thereof) has been deemed a historic structure, a non-contributing building located in a historic district, or another designation.</p>	<p>During the design phase, the Design Builder is required to work with all parties, including Historic Preservation Office to determine the Historic Preservation requirement for the project.</p>
36	<p>Please provide additional information on the required land use and entitlement approvals referenced in 2.2.2.6.</p>	<p>As part of the design phase, it is the Design-Builder’s responsibility to review and determine the best course of action. This can include but not limited to Zoning Review, BZA and other entitlement approvals needed.</p>
37	<p>Is it the Department’s intention to have the DB team design and select FF&E?</p>	<p>The Design Builder will work with DGS and DPR to select the FF&E package.</p>
38	<p>Please clarify the intended programming for the Pool and Pool House:</p> <ul style="list-style-type: none"> a. Pool house programming discussed on the preproposal call included lockers, 	<p>a & b. The final programing for the Pool Deck and the Pool House has not been determined; therefore, during the design phase, it is the Design Builder’s responsibility to work with all parties to determine the requirement.</p>

	<p>bathrooms, lobby, and mechanical spaces for the pool. On page 15 of the RFP, there are additional spaces described, including offices, lounges, and kitchen. Please clarify what the intended programming is for the pool house.</p> <p>b. The preproposal call and RFP reference a single pool with zero entry, parking, and an option for a rec pool. The feasibility study shows additional programming on the pool deck (playground, volleyball court, wood deck, and shade pavilion). Please confirm the intended programming for the pool/pool deck areas.</p>	
39	<p>Access Drive to Building 15:</p> <p>a. Please clarify whether the access drive to building 15/pool parking is intended to be a public roadway.</p> <p>b. If this is currently unknown, please clarify whether bidders should include a cost for DDOT coordination and DDOT public space permitting.</p>	<p>a & b. As part of the design phase, it is the Design-Builder's responsibility to review and determine the best course of action.</p>
40	<p>To allow for an apples-to-apples cost comparison, please clarify whether permit fees should be included in the DB proposal and, if so, what allowance bidders should include for the fees.</p>	<p>The Design Builder will be responsible for the permit fees, therefore, bidders should assume \$150,000.00 Owner Allowance for the Permit Fees.</p>
41	<p>Please confirm that bidders should include the cost of permit expediting in their proposal.</p>	<p>The permit expediting needs will be discussed with the successful bidder and separate funding / allowance will be allocated.</p>

42	<p>Please clarify what conservator studies, historical studies, and archeological studies should be included in Preconstruction Fee (referenced in section 2.2.1.7). Additionally:</p> <p style="padding-left: 40px;">a. Please clarify whether a Phase 1 Archeological survey is required for this project or if such a survey has already been completed. See section 2.2.1.7</p> <p>Section 2.2.1.7 references “monitoring of historic assets” should be included in the preconstruction fee. Please clarify what monitoring will be required</p>	<p>During the design, the Design Builder is required to work with all parties, including Historic Preservation Office to determine the Historic requirement for the project. The Design Builder should assume this cost in its fees.</p>
43	<p>Should bidders submit past performance evaluation forms solely for the Builder or for both the Builder and the A/E team?</p>	<p>The past performance evaluation are required for both Builder and the Design Team.</p>
44	<p>Please clarify whether DGS would like the A/E team to include an AV and acoustical consultant for this project, as referenced in section 2.2.1.3.j.</p>	<p>As part of the design phase, it is the Design-Builder’s responsibility to review and determine the best course of action.</p>
45	<p>Please clarify if it is the Department’s intent for the project to be designed to LEED Silver standards or if the intent is for the project to achieve and be certified as LEED Silver.</p>	<p>The intent is to be certified as LEED Silver.</p>
46	<p>Section 1.1 notes that the project will include either a connected or separate recreational pool. Likewise, Section 2.16.1 states that the Concept Phase Deliverables will include 3ea floor plans and site plans. However, Section 2.2.1.3 suggests that the Concept Phase shall include only a single concept plan. Please clarify how many concept plans should be included in the Concept Phase.</p>	<p>The Design Builder might be required to provide several concept plans.</p>
47	<p>Please confirm that bidders should include the cost of a geotechnical report in the design fee.</p>	<p>The Design Builder will be required to conduct geotechnical design and studies during the design and construction, therefore, this cost should be assumed as part of the design fee.</p>

48	<p>Trees:</p> <ul style="list-style-type: none"> a. Please confirm that bidders should include the cost of a consulting arborist in the design fee. b. Please clarify if there are any known restrictions on removing trees at this site. 	<ul style="list-style-type: none"> a. The Design Builder is required to include consulting arborist as part of the team. b. During the design and construction, it is the Design Builder's responsibility to consult with UFD. Additionally, it will be the Design Builder's responsibility to protect trees deemed to be remained.
49	<p>Are there any allowances or contingencies that DGS would like bidders to include in the proposal?</p>	<p>Bidders will need to include \$150,000.00 Owner Directed / Permit Allowance in their proposals.</p>
50	<p>Please clarify whether bidders must include the cost of an onsite office trailer in their proposal.</p>	<p>Per section 2.11.2 of the RFP, as part of Maximum Cost of General Conditions, the Design Builder should assume onsite office trailer is required.</p>
51	<p>To assist with teaming, will DGS provide a list of attendees for the preproposal conference? Please confirm that the proposal shall be submitted electronically. you please confirm if the proposal is to be submitted electronically or mailed in? Section 5.1 specifies to submit the proposal electronically, but section 5.2 specifies to mail proposals and section 5.4 specifies page size for mailing in proposals.</p>	<p>List of attendees have been issued as part of Addendum 2.</p> <p>The proposals must be submitted electronically. An electronic copy of the complete proposals (Technical and Price Proposals) shall be submitted electronically to the individuals listed in Section 5.2 by the Due Date in Section 5.3 of this RFP. The proposals should be titled: "Proposal for Design Build Services for the Construction of Walter Reed Pool & Pool House – DCAM-21-CS-RFP-0009."</p>
52	<p>Attachment A-1 Sheet 1 Item 3 and Item 5 indicate Budget cost estimate for the two options. Will budget cost estimates be provided, as none are present in the provided attachment.</p>	<p>The Budget Cost Estimates will not be shared with the Design Builder.</p>
53	<p>Attachment A-1 Feasibility Study Option 2 was stated as containing a kid pool during preproposal meeting #2, but only the competition pool appears to be present. Please clarify if option 2 is still preferred without a kid pool.</p>	<p>During the design phase, it is the Design Builder's responsibility to work with all parties to determine the need and requirement for this scope.</p>

54	Attachment A-1 option 2 has conflicting facilities keynote lists. Could a resolved version be provided?	Not at this time.
55	Phase I and Phase II Environmental Reports provided in Attachments. RFP 2.16 Deliverable List indicates hazardous material survey and analysis update. Are we required to use MTI Engineering to update the provided report?	As part of the design phase, it is the Design-Builder's responsibility to review and determine the best course of action. The Design Builder is not limited to utilize MTI Engineering for additional required reports or revisions to them.
56	2.16.4 Permit Set indicates hard copy deliverables. Will hard copies be required or will the electronic deliverable suffice?	The Design Builder should assume hard copies might be required.
57	Attachment A-2 link does not provide the document. Once we have an opportunity to review this document will there be another opportunity to ask questions?	The Attachment A-2 issued as part of the Addendum 1, prior to RFP Questions Due Date.
58	Are any COVID specific protocols to be incorporated into the design? Does the steam tunnel transecting the site include high pressure steam?	During the design phase, it is the Design Builder's responsibility to work with all parties to determine the need and requirement for this scope.
59	Can you provide the planned renovation plans of the surrounding roads to review how its design will impact the site.	Not at this time. During the design phase, it is the Design Builder's responsibility to work with all parties to determine the need and requirement for this scope.
60	The preferred Option 2 on the feasibility study does not include a recreational pool, as described in the RFP. How much of a priority is the design to include a recreational pool?	As part of planning and design phase, it is the Design-Builder's responsibility to work with DPR and other stakeholders to determine the program needs.
61	Section 5.4.3 - Past Performance, Relevant Experience is requesting the description of no more than eight (8) projects. Does the Builder has to submit 8 relevant projects and the Architect/Engineer 8 projects? or a Total of 8 projects for the Design-Builder.	Total of 8. The Design Builder should assume 4 for the Builder and 4 for the Design Team.

62	Paragraph 2.15.1 - Design team personnel (v) is empty. Please confirm who will be the (v) key personnel that needs to be listed.	Per Section 3.4.4 of the RFP, At a minimum, the proposal should identify: (i) the design principal-in-charge; (ii) the project designer; (iii) the project architect; (iv) the civil engineer; (v) the key Mechanical, Electrical and Plumbing (MEP) engineers; and (vi) the key structural engineers.
63	Section 3.4.5 & 5.4.7 - Is the Preliminary Project Schedule different from the Baseline Schedule to be included in the "Project Management Plan and Schedule?"	It is the bidder's responsibility to provide a baseline schedule which will be in line with provided milestone activities and substantial completion set forth in Section 1.5 of the RFP.
64	Can you confirm that retainage will not be held against the Design Fee?	The Design Builder should assume retainage will be held on Design Fee.
65	The entitlement work with CFA and HP can be difficult to quantify. Can these costs be presented as an Allowance amount?	No, the Design Builder will be required to work with all required agencies, and should assume this cost as part of the Design Fee.
66	Is the adjacent roadway design complete and provided as part of the RFP documents? Have you considered the possibility of providing an outdoor / indoor pool facility that allows for year-round use?	The program need has been determined for an Outdoor pool.
67	The preferred Option 2 does not appear to include a kiddie pool, are we missing something?	In Option 2, the kiddie pool has been incorporated into the larger pool with considering a zero depth entry. The Design Builder should assume the Options in the feasibility study for a reference only.
68	Do the design teams need to include archeology consulting?	During the design, the Design Builder is required to work with all parties, including Historic Preservation Office to determine the archeological requirement for the project. Therefore, the Design Builder should assume archeological consulting might be needed.
69	Will GSA be holding retainage be held against the Design Fees; and if yes, can 100% of the retained design phase A/E fees be released when the GMP is established?	The Design Builder should assume retainage will be held on Design Fee. Please refer to Attachment M of the RFP "Form of Contracts" for further clarification.
70	The entitlement work with CFA and HP can be difficult to quantify. Can an Allowance amount be set aside for this work, perhaps \$12,000?	No, the Design Builder will be required to work with all required agencies, and should assume this cost as part of the Design Fee.

	Are archeology consulting fees to be included in the design fees? Or similar to the Question 2 above, can an allowance amount be set aside for this work; say \$6,000?	No, During the design, the Design Builder is required to work with all parties, including Historic Preservation Office to determine the archeological requirement for the project. Therefore, the Design Builder should assume archeological consulting might be needed.
71	The GeoEnv Feasibility design drawings identified as Attachment A-1 include a <u>proposed floor plan</u> for the Pool House. To what degree is DC/DPR committed to this program, configuration and selected materials?	The proposed floor plan should be considered as “test-fit”. As part of planning and design phase, it is the Design-Builder’s responsibility to work with DPR and other stakeholders to determine the program needs.
72	Given plans to complete work on Aspen Street and the relatively detailed parking plan included with the GeoEnv Feasibility set, can we assume that work with the DC Department of Public Space is resolved and that further work with the Department is not anticipated?	No, as part of the design phase, it is the Design-Builder’s responsibility to review and determine the best course of action, therefore, the Design Builder should assume, further coordination might be required.
73	Has DC DPR/DGS and or the Developer developed a use and space program for the Pool House? Or shall we simply plan to optimize use of the existing space within Building 16 with no additions?	The Design Builder should assume only use of Building 16 for the Pool House and no additions will be required.
74	Has DC/DPR and the Developer considered the possibility of providing a combined outdoor / indoor pool facility (a covered structure with sliding removeable walls) that allows for year-round use?	The program need has been determined for an Outdoor pool.
75	Is this project tax-exempt?	Yes, this project is tax-exempt.
76	Will the Builder be responsible to maintain/coordinate/negotiate all issues regarding the existing underground utilities with the existing owners and utility companies. If shutdowns are required, will DGS supply the listing of all entities that may be affected. What will be the protocol if an affected owner requires compensation (both time and cost) outside of the builder’s allowance.	Yes, the Design Builder should assume the responsibility for this work during Design and Construction phase.

77	Who has final authority over the scope of work regarding the adjacent roadway?	As part of the design phase, it is the Design-Builder's responsibility to review and determine this requirement.
78	Has DGS furnished all of the existing condition drawings available for use for this project?	Yes.
79	Has DGS determined the minimum number of required parking spaces for the project?	As part of the design phase, it is the Design-Builder's responsibility to review and work with all agencies, including Office of Zoning to determine the requirement and best course of action.
80	The Attachments were not able to be accessed on the RFP. Are the links on the website the entire list?	The links are accessible. There was an issue with Attcahemt A-2 only, and was reissued via Addendum #1.
81	The RFP references snack bar provisions to be included for the pool house. What exact provisions are expected?	As part of the design phase, it is the Design-Builder's responsibility to review and determine this requirement.
82	The RFP strongly implies the need to commence specific scopes of work prior to acceptance by the City Council. How much funding is currently available that the builder can requisition against prior to City Council approval?	Department will evaluate and determine the best course of action.
83	Is there a Phase II Hazmat report? If so when was either of the reports last updated?	The Bidders are encouraged to review all the attachments provided as part of RFP.
84	What is the role of the community in regards to the design approval. Is there a set of previously agreed upon design characteristics that the builder is to use to shorten the approval period which directly affects the design period?	Similar to other District project, DPR and DGS respect the community input and engagement, therefore, the Design Builder is responsible to work with DGS, DPR, the Community and other stakeholders to complete the acceptable design.
85	Are there any Historical Preservation requirements that must be included in the submission?	During the design phase, the Design Builder is required to work with all parties, including Historic Preservation Office to determine the Historic Preservation requirement for the project.

86	Will preconstruction funding be made available to the successful team for the execution of these entitlement activities beyond the \$9M project budget?	Department will evaluate and determine the best course of action.
87	What will be the total area accessible to the builder for worker parking, staging etc.	This has not been determined, therefore, it is the Design Builder's responsibility to determine the need and work with all parties during design and preconstruction phase.
88	What are the FF&E requirements for the project?	As part of the design phase, it is the Design-Builder's responsibility to review and determine this requirement.
89	In the RFP, there doesn't appear to be a site visit scheduled for the Walter Reed Pool RFP. Can you please confirm if this is correct?	Yes, site visit is not required.
90	Can you please provide a date for an onsite visit?	Bidders should assume site visit will not be held.
91	Can you please confirm if the proposal is to be submitted electronically or mailed in? Section 5.1 specifies to submit the proposal electronically, but section 5.2 specifies to mail proposals and section 5.4 specifies page size for mailing in proposals.	The proposals must be submitted electronically. An electronic copy of the complete proposals (Technical and Price Proposals) shall be submitted electronically to the individuals listed in Section 5.2 by the Due Date in Section 5.3 of this RFP. The proposals should be titled: "Proposal for Design Build Services for the Construction of Walter Reed Pool & Pool House – DCAM-21-CS-RFP-0009."
92	Can we push the project schedule to be completed before the dates listed on the RFP?	The Department is open to this idea. As part of the design phase, it is the Design-Builder's responsibility to review and determine the best course of action.
93	Can we consider using the existing facility as our construction office and restroom?	No, per section 2.11.2 of the RFP, as part of Maximum Cost of General Conditions, the Design Builder should assume onsite office trailer is required.
94	out of house consultants such as arborists, LEED and permit reviewers, permit expeditor should be list on the design fee or the general condition	All the required consultant cost should be part of the Design Fee. The permit expediting needs will be discussed with the successful bidder and separate funding / allowance will be allocated.
95	How soon can the job site be turned over to the GC once the project is awarded?	This has not been determined yet. Department will evaluate and determine the best course of action.

96	Price for Utility connections and charges during the Construction phase listed on the attachment C form can not be defined until the design is concluded. Should we carry an allowance for this item?	No, per section 2.11.2 of the RFP, as part of Maximum Cost of General Conditions, the Design Builder should provide cost for this work, therefore, allowance is not acceptable.
97	Should we consider designing the FFE and casework for this job??	The Design Builder will work with DGS and DPR to select the FF&E package, in the event that casework design is required, the Design Builder will be responsible for designing such elements.
98	Is Casey tree responsible for specification and planting of the trees for this job?	The Design Builder should assume tree planting design and any other landscape design will be the Design Builder's responsibility.
99	Has DC Urban and Forestry defined how much of the trees we will be able to abate on this job. Lately on all DC jobs they are now allowing any trees to be abated	During the design and construction, it is the Design Builder's responsibility to consult with UFD. Additionally, it will be the Design Builder's responsibility to protect trees deemed to be remained.
100	How long will take for DPR-DGS maintenance to take responsibility of all planting and grass after the work is installed?	As part of the design phase, it is the Design-Builder's responsibility to review and work with all parties, including DGS, DPR and other stakeholders to determine the best course of action.