

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 3
To
Request for Proposals (“RFP”) – DCAM-24-CS-RFP-0009
Design-Build Services for DC Stabilization and Sobering Center Renovation – Park Road

Issued: March 19, 2024

This Addendum No. 3 is issued on the date mentioned above and except as modified hereby, the RFP remains unmodified.

- Item #1:** The questions and answers spreadsheet is hereby attached as (Exhibit A):
- Item #2:** Attachment A1 “Initial Project Test Fit Plans” of the RFP deleted in its entirety.
- Item #3:** Attachment A2 of the RFP (Building Condition Assessment) is hereby relabeled as (Building Condition Assessment & Test Fit Drawings).
- Item #4:** The proposal due date is hereby extended to April 5, 2024, at 4:00 P.M.
- Item #5:** Section 2.11 (Design-Build Fee & Award Fee Calculations) of the RFP is revised and is hereby attached as (Exhibit B).

By: *Obaidullah Ranjbar*
Obaidullah Ranjbar
DGS’ Contracting Officer

Date: 3/19/2024

End of Addendum No. 3

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Exhibit A
Questions and answers spreadsheet

See the following page

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**Exhibit A
Questions & Answers Spreadsheet**

No.	Question	DGS Response
1	We were part of the team who did the initial study and test fit-out, are we allowed to follow this solicitation as a designer and be part of the design-build team? Citadel Development LLC	Per the contract agreement during the Fit-Out Phase Design-Build Team/Citadel Development LLC is exempt from submitting a bid proposal for DCAM-24-CS-RFP-0009 and, therefore cannot respond to the solicitation.
2	Are any existing building drawings (previous to the test fit) available?	No
3	When will access be granted to the building for the Design-Build team to conduct destructive and non-destructive testing?	Access will be granted to the building after the Contract Award.
4	Was the test fit program submitted for WMATA review due to it's proximity to the green line? If so, what was the outcome? While the RFP notes that overall loading has not changed with the test fit program, the interior bearing wall removal may require new foundation work.	Attachment A1 – Initial Project Test Fit Plans was included in error and will be removed in future Addendum. Please disregard document attached. The current documents per Attachment A2 titled “Building Condition Assessment” contain the current project Test-Fit relative to the project scope. Please review the information in this attachment as a reference to the Test-Fit. Please note that the title of Attachment A2 will be edited in future Addendum to indicate that the contents of the document include the Building Condition Assessment and Test Fit Drawings.
5	The RFP requests structural repair to be included for existing compromised conditions. Are the existing compromised conditions fully documented in Attachment A2?	Section 2.2 of Attachment A2 provides a Structural Assessment of the building. It is the offeror’s responsibility to provide turn-key services for any structural repairs required to fulfill the project scope as the existing structural assessment provides an understanding of the existing structural conditions but not limited any additional existing compromised conditions.
6	The RFP states the project is to achieve LEED Silver certification. However, it also states in 1.1.1.6 “one option that includes pathway for Net	The project is NOT required to be a NET Zero Project per the DC Greener Government Buildings Act, however it is the expectation that the building

	Zero Energy design” and in 1.1.9.1 “systems replacement requires new systems to meet DC energy code requirements and EUI/Net Zero energy targets.” Please confirm whether this project IS or IS NOT to be NZE ready.	design meets DC energy code requirements and an EUI that targets Net Zero Energy standards.
7	The RFP says that a minimum of three Past Performance Evaluation forms must be submitted. on behalf of the Offeror. Does that mean three for the contractor only, three for the design-build team, or three each for the contractor and the architect/engineer?	Yes, three each for the contractor and A/E.
8	Do you have a version of the PPE form with the updated point of contact e-mail address, or should people send the forms to the original point of contact e-mail address?	Yes, please refer to (Attachment L) of the RFP.
9	2.10.1 Reimbursables – Does the bid price need to include an allowance/estimate to cover the cost of reimbursables?	Yes
10	3.4.3 Past Performance of Architect/Engineer – Are these to reflect projects with the Design-Builder?	Yes
11	Will Net Zero be a requirement or goal?	The project is NOT required to be a NET Zero Project per the DC Greener Government Buildings Act; however, it is the expectation that the building design meets DC energy code requirements and an EUI that targets Net Zero Energy standards.
12	Contradictory dates on RFP, for scheduling purposes, please state NTP Date.	The Notice to Proceed (NTP) Date will be the date the contract is fully executed.
13	Contradictory dates on RFP, for scheduling purposes, please state the GMP Submission date.	The GMP Submission Date will be spelled out on the Contract.
14	Contradictory dates on RFP, for scheduling purposes, please state Administrative Completion date.	The Administrative Completion Date will be spelled out on the Contract.
15	- Will the Bid Form be revised to breakout "Preconstruction Fee" from Design-Build Fee, per RFP, page 40.; section 2.11?	No, the bid form remains the same. The preconstruction fee is not required, Section 2.11 of the RFP is revised.
16	In the RFP, a 'Pool Consultant' is listed, please clarify.	Please disregard the requirement in the RFP for a 'Pool Consultant'. It was included in error.
17	We noticed that there is some exterior work that needs to be done to improve the facade. Would you consider this as an additional scope of work?	Any exterior work that needs to be done to improve the façade of the building, though not spelled out in

		the Scope of Work, is included.
18	In Section 1.3, Project Budget and Funding Limitations, it is stated that the budget covers full services including design, construction, public art, inspections, and FF&E. Is the public art part of the project scope and budget or would there be a different RFP and scope of work and budget for the public art?	Public Art is Not part of the project scope. Any public art scope will be added to the project during the design phase if deemed necessary.
19	Are there any expected upgrades in stormwater management?	Any expected upgrades in the Stormwater management will be as dictated by the District's DOEE requirements. Please visit the DOEE's Surface and Groundwater System website for the process of submitting or resubmitting permit drawings. This effort should be included in the cost of design for the project.
20	Could you also confirm the expected occupancy of the building?	Please refer to the Test Fit Drawings shown on Pages 74 to 104 of Attachment A2, for the space layout.
21	Please confirm if the Price Proposal is a Separate Submission.	Yes, the price proposal needs to be submitted separately.
22	Please confirm that the SBE Subcontracting Plan (Attachment I) and First Source	Yes, the SBE subcontracting plan is listed as (Attachment I) and the First Source Agreement and Employment Plan as (Attachment J) in the RFP. Please refer to the attachments.
23	Employment Agreement (Attachment J) are to be included in both the Technical and Price proposals as requested on pages 58 and 59 of the RFP.	First Source Employment Agreement is to be included only in the price proposals.
24	Are Past Performance Evaluation Forms (Attachment L) needed from both the Contractor and Designer?	Yes
25	Section 2.14 notes the roles of the key personnel that are required. Where in the Technical Proposal's organization should resumes and other Key Personnel information be placed?	While not giving guidance on how the Vendors should present their Proposals, the Technical Proposal should, for an example, have a Table of Contents covering separate sections for Executive Summary of Proposal; General Team Information and Firm Data; Past Performance, Relevant Experience & Capabilities; Key Personnel; and Project Management Plan and Schedule. Please follow the guidance called out in the RFP.
26	Can a short extension be added?	The proposal due date has been extended for one additional week. Please refer to Addendum No. 3.

27	Is a Geotech report available for the project site? If so, can it be provided for review?	A Geotech Report is not available for the project site.
28	Because Verizon coverage may not be available in the Columbia Heights Area and the bid documents mandate the use of Verizon (as per item 2.2.2.1 f.), would using a different provider be acceptable? If not, what would be the suggestion?	Verizon coverage does currently exist in the area, if there happens to be difficulty in providing coverage by Verizon, a decision to utilize a different carrier will be determined during the design phase.
29	Should Preconstruction be included in the Design Fee Clin or will be covered in GMP?	No, Preconstruction is not required.
30	Please provide an allowance for Building permits and expedited permits.	Yes, please include an allowance for Building Permits and Expedited Permits, as called out in the Scope of Work (Section 1.1.4.1 - Permits).
31	Is there any live ACAD file that the DGS can provide access to after the award.	There is a REVIT Design Model available that will be made available to the Design-Builder awarded the contract.
32	Could you please clarify if the Past Performance Evaluation forms (Attachment L) should be included with the bid proposal or submitted separately by the clients to the Department's POC?	Yes, the Past Performance Evaluation Forms (Attachment L) should be included with the bid proposal.
33	<p>Please confirm DGS's expectations of the design-builder concerning Hazmat surveys.</p> <p>The RFP indicates that an existing survey is attached as attachment A2. Will the Design Builder be able to rely on the hazmat survey furnished by DGS, or will the design-builder be required to hire and have a new hazmat survey and report produced?</p> <p>Currently, as we interpret, we would perform a visual survey using the report furnished by DGS. We would solicit price quotations from subcontractors utilizing the furnished report. If quantities vary, we will deal with it at that time.</p> <p>In this understanding, we would not include any costs in our initial bid for an industrial hygiene firm to perform a survey during design and budget development.</p>	<p>The Hazardous Material Survey provided in Attachment A2 is a guideline intended to provide the Offeror with an insight into the existing conditions of the building. It is the responsibility of the contractor to provide turn-key services to deliver the scope developed for the modernization of the facility. Inclusive of contractors deemed fit to deliver the facility with budget and time.</p>
34	Does DGS have existing condition plans available for the selected architect?	An existing conditions report is provided in Attachment A2, these do not include a set of existing conditions drawings.
35	We understand the project is to be LEED Silver.. no consideration given to Net Zero	The project is NOT required to be a NET Zero Project per the DC Greener Government Buildings Act, however, it is the expectation that the building

		design meets DC energy code requirements and an EUI that targets Net Zero Energy standards.
36	What is the targeted number of personnel to occupy the space?	Please refer to the Test Fit Drawings shown on Pages 74 to 104 of Attachment A2, for the space layout.
37	No allowance for elevator installation	Elevator installation is included in the Scope of Work, and its cost is included in the project Budget. Please see the Test Fit Drawings.
38	Should we assume that the test fits reflect the DCSSC program for the space	The test fit produced is per the program requirements set forth by the Department of Behavioral Health DCSSC Program.

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Exhibit B

Design-Build Fee & Award Fee Calculations

See the following page

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2.11 Design-Build Fee & Award Fee Calculations

The Design-Builder's compensation shall consist of (i) the Design-Build Fee; and (ii) the Lump Sum General Conditions Cost bid by selected Offeror. The Design-Builder shall be entitled to recover at cost and without mark-up its design costs, as defined in **Sections 2.10.1(f) and 3.4.6**; subject, however, to the Design Fee proposed by the selected Offeror which limits shall serve as a cap on the design budget. Entitlement to the Design-Build Fee shall be determined as described more fully below.