

REQUEST FOR PROPOSAL (“RFP”)

QUESTIONS & ANSWERS SPREADSHEET

DESIGN-BUILD SERVICES FOR Fort Greble Urban Nature Center

SOLICITATION # DCAM-21-CS-RFP-0006

No.	Questions	Department Responses
1	If the LOD is less than 5,000 SF, will we be required to alter any of the existing SWM systems that exist?	Designer’s responsibility to determine and field verify. Any removal, abandonment or alteration to comply with the provider’s requirement.
2	How much of the existing site elements are to be protected and remain in place?	Existing elements that are determined based on programmatic requirements & Design drawings to remain must be protected.
3	Does the community garden area considered to be new LOD or is that part of a separate/previous permit application?	See section 1.1 of the RFP – Project overview
4	What are the expectations of the basketball courts? Upgrade or leave as is?	Existing to remain
5	Existing utilities systems will be reused, no new utilities are expected to be included in base fees. Please confirm?	All utilities are included. Designer to determine if to remain, abandoned or altered.
6	Do we need to expand on the parking space count?	Without limiting the Design overall project to comply with ADA requirements.
7	Budget does not seem to leave much for exterior improvements other than just the building. Please confirm?	See RFP Section 1.5 site improvements to include ADA compliance
8	Does Envision certification part of the process?	Not a DPR or Code requirement.
9	Will the park be closed during construction? Or will we need to have it be open to the public?	Plan for Park remaining open.

10	Will any of the Environmental and Archaeological services be part of the main project budget? Or is DGS/DPR going to get funding for this as a separate source?	Archeological monitoring to be included in the construction cost.
11	Will the prior community design be used for this work?	Yes
12	Assume no public space and/or DDOT submittals will be required for any of these onsite work.	Design builder to determine.
13	Will community hearings/coordination be part of the design/permit process?	Yes, to the design and razing process.
14	The cited project budget does not seem to allow much room for site work. Please clarify expected extent of site demolition and new construction work: picnic pavilion, playground, splash park, basketball courts, parking lot, site illumination, etc.	See RFP Section 1.5 site improvements to include ADA compliance
15	Please advise if the provided concept design, or any other design, has been submitted to and/or approved by any local or federal agencies – HPO, DCRA, DPR, CFA, NPS, for example – for either concept or final approval.	Archeological monitoring required. CFA required DCRA required
16	We understand several sub-consultant/engineering disciplines will be required to complete design and obtain all required entitlements/approvals, including: geotechnical report, archaeological/historical investigation, EPA Phase 1 ESA, hazardous materials survey, possibly others. Should these costs be included in the design fee, the construction budget, or will some/all be paid from owner-controlled allowance(s)? No such allowances are identified on Attachment C – Form of Offer Letter.	Design Build- All costs to be included.

18	Discrepancies in Proposals due date: Cover page of RFP states: April 30, 2021 at 4:00 PM However, Part 5, Section 5.3 states Proposals shall be received by 4:00 p.m., on April 28, 2021. Please confirm.	The proposal due date has been extended to May 7, 2021
19	Discrepancies in Proposals due date: Cover page of RFP states: April 30, 2021 at 4:00 PM However, Part 5, Section 5.3 states Proposals shall be received by 4:00 p.m., on April 28, 2021. Please confirm.	Same as above
20	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?	A total of 8 projects. All past performance documents are to be submitted with your proposal submission as attachments.
21	The Key Personnel of the Architect/Engineer that the Department desires is not listing Kitchen, Landscape and LEED consultant. Do we need them? Please direct.	Deign builder to determine.
22	Is the Preliminary Project Schedule different from the Schedule to be included in the "Project Management Plan and Schedule? Please confirm	No. See RFP Department is amenable to shifting milestone dates.
23	SBE Subcontracting Plan to be submitted as part of Technical Proposal and as part of Price Proposal? Please confirm.	Yes, federal and district law require SB plan submission for all procurements of \$250,000.00 and above. The SB Plan must be completed in its entirety as defined by law. There should be no TBD's or blanks. The price is based on your proposal submission. The start and end date are to be estimated based on the RFP schedule.
24	First Source Employment Agreement to be submitted as part of Technical Proposal and as part of Price Proposal? Please confirm.	Yes, federal and district law require FSA submission for all procurements of \$300,000.00 and above. The FSA and Employment Plan must be completed in their entirety as defined by law. There should be no TBD's or blanks. The price is based on your proposal submission. The start and end date are to be estimated based on the RFP schedule.
25	Payment and Performance Bond will be required to be submitted in the form of Attachment V by the time the Agreement is executed. Please confirm	Attachment V must be submitted with proposal submission. The actual project bond must be obtained upon award.
26	Any HaZMAT report for the site	Previous report dated 2017 exists
27	Any expecting of <u>archaeology</u> work on this job	Archeological Monitoring

28	Will CAD drawing will be provided to the successful bidder	Yes
29	IS BIM required for the work?	No
30	How many community meeting will need?	4-5 Determined by DPR
31	Are there records/meeting minutes of past stakeholder/community engagement meetings for current design?	No
32	The RFP contains language that the project is only designated for SBE offerors, however, the DGS website states 'CBE open market'. Please confirm this project is CBE open market.	The project is CBE open market.
33	There are numerous discrepancies between the RFP and the Attachment A SOW, particularly in regards to milestone dates of RFP 1.4 and 1.5 vs. SOW sections 4, 5, and 6. Could a single resolved version be released in a subsequent addendum?	Ambiguities (if any) will be addressed by Standard contract provision and form of agreement.
34	Attachment A SOW 13.f) indicates As-builts shall be provided in hard copy as well as pdf and CAD. Is hard copy necessary?	No Hard copy required unless otherwise requested by Client Agency.
35	Per RFP 2.14.b. and 2.14.d. will DGS' modeling requirements and LOD standards for BIM be made available for review prior to proposal submittal?	BIM not required
36	Will a more developed program be made available with required SF for office, meeting, etc., or should we roughly maintain similar areas per attachment B.1-B?	Exhibits should be used as estimated SF
37	Attachment C – Form of Offer Letter second paragraph references “defined in paragraph A” and “...B”, but only paragraph C is indicated. Can you please clarify?	Revised ATTACHMENT C provided separately.
38	Are any updates to the existing playground to be included in the SOW?	TBB – Design to budget
39	Do the Community and Demonstration Gardens have a size / square foot requirement?	TBD will be based on Design to budget
40	Is the picnic area to maintain the same size as the existing when moved?	Design builder to determine

41	Is a Traffic Study a required DGS deliverable or only if required by DOEE or another Agency?	If required by DOEE
42	Will DGS please confirm that \$2.1 million is the actual budget for this project?	Yes
43	Are we to use the schematic drawings in the solicitation as a concept drawing?	Yes
44	Has DGS held community meeting to see what the community's goals are for the center? If yes, please provide the community's goals	No
45	Will the Contractor need to engage/communicate with the US National Park Service during this project?	Design Builder to determine
46	Will a Traffic Control Plan be a requirement for this project since it is located at a dead end with no through traffic?	If required by DDOT
47	Will the Design-Build Team be required to provide a CFA presentation for this project?	Yes
48	Please provide geotechnical report.	See Geotech Report
49	Please provide environmental report. Is there an underground storage tank? Lead and asbestos reports.	See Environmental Report
50	The dates listed in Attachment A in the Scope of work on pages 2 and 3 list many dates in 2020, which is in the past. Also the dates under item 4. Milestones and Substantial Completion Date do not match the dates listed on the table under 5. Project Delivery Method and Schedule. Please revise and confirm the dates for the project's schedule	Ambiguities (if any) will be addressed by Standard contract provision and form of agreement.
51	Are the mechanical units shown behind the building on the floor plan existing on the site currently?	Yes, Design builder to field verify.
52	Please provide if the commercial kitchen exhaust hood like the CaptiveAire hood is needed.	Design to budget
53	Please provide FFE work allowance. Dollar amount.	Budget inclusive of FFE
54	Please provide DCNET work allowance. Dollar amount.	Budget inclusive of DCNET
55	Since work was previously performed on the building, are any CAD or BIM files available of the existing structure that can be shared with the winning Offeror?	Yes

56	Permits: Does DGS have an allowance for permit fees that Offerors shall include in their fees?	No allowance, permit fees included in budget
57	Please confirm our understanding of the quantities + types of volumes required to be submitted: <input type="checkbox"/> Original (Volume I + II): 1 digital <input type="checkbox"/> Volume I (Technical): 1 digital <input type="checkbox"/> Volume II (Price): 1 digital	Correct
58	When is the Notice to Proceed (NTP) anticipated to be provided? o Timeframe and Design Phase of the CM@R GMP: Can DGS confirm the desired delivery of the GMP and selection of the CM@R? There are several mentions of this critical step in the design process and there are a couple of inconsistencies in the timing:	Ambiguities (if any) will be addressed by Standard contract provision and form of agreement.
59	2.2.1.1 (page 10 of 67) requests a building assessment + 2.2.1.4 (page 11 of 67) requests concepts designs + programming/community workshops be provided. Are these services required, if the Offeror is supposed to start with the plans for 2017 + modify them as directed in Attachment B?	Yes
60	The schedules presented in the section 1.5 of the RFP + Attachment A are not similar, which schedule shall teams follow? Both schedules do not indicate a concept phase, but Part 2 of the RFP includes a concept design phase. Please confirm if a concept + programming phase is required.	Ambiguities (if any) will be addressed by Standard contract provision and form of agreement.
61	The existing site has numerous tax lots + zones. Shall teams carry in the base fee services to subdivide the lot + convert to a single record lot? Please confirm the number of architectural design schemes required at the concept + Schematic Design submissions.	See Zoning Approval.

62	Please confirm if a permit expediter is required for the project.	Design Builder to determine. All Permit cost to be included in bid.
63	<p>Please confirm that the following services are required by DGS to be in all offerors' base bids based on the scope of work outlined:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Subdivision <input type="checkbox"/> Archeology <input type="checkbox"/> Architectural design <input type="checkbox"/> Interiors <input type="checkbox"/> FF+E <input type="checkbox"/> MEP Engineering <input type="checkbox"/> IT-AV-Security Design <input type="checkbox"/> Hazmat testing and specification <input type="checkbox"/> Civil engineering <input type="checkbox"/> Landscape design <input type="checkbox"/> Building envelope <input type="checkbox"/> LEED Certification <p>with the project?</p>	Yes
64	Do you have an outline of the property associated with this renovation of the park? Land records show it is several parcels of land.	See Zoning Approval.
65	Have you identified the area that is requiring upgraded site lighting?	No to be determined and designed to budget
66	Is the baseball field part of the park and if so is it associated	Baseball field not included in the scope