**DCAM-20-CS-RFP-0020**

**CMAR, Stead Park Recreation**

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| **Questions** | **Answers** |
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| 1. Attachment R – 1.1.5 states that it shall be the responsibility of the A/E and each of its consultants to have or obtain, at their costs, the trained personnel hardware and software necessary to fulfill their respective obligations as set forth in the BIM Execution Plan. How, if any, does this A/E requirement correlate with section 2.10.2 (pages 9 & 10) CMAR’s “Cost of General Conditions” letter “n” “BIM costs (software, seats, hardware)?
 | See new Attachment R as part of this addendum.  |
| 1. Attachment R – Article 2.8.1.1.6 – directs the contractor and subcontractors to utilize REVIT to generate all final as-built construction models. REVIT is a building information modeling software that is commonly maintained by design consultants and not specifically by contractors. Please confirm that the CMAR is to produce “Red-Line” drawings (or similar) to the A/E for their development of the project’s fully updated – as-built – facility management ready building information model.
 | CMAR bidding Contractor shall disregard Article 2.8.1.1.6 referencing REVIT requirements for this solicitation. CMAR are to produce “Red-Line” drawings as their As-Built submission requirement. As stated in the answer above the CMAR Contractor is to work with the A&E throughout the project. The CMAR will provide a complete as built, facility management ready building information model for their use.  |
| 3. Attachment R – “BIM Requirement”, please confirm that the A/E is to bear all costs and responsibility associated with, but not limited to, the general and administration requirements within Attachment R, including Section 2.7.1, the Project Deliverables as listed in 2.7.1.1 and 2.8.1.1.4 through 2.8.1.1.9. | As stated in the answer above the CMAR Contractor is to work with the A&E throughout the project so the CMAR can provide a complete as built, facility management ready building information model.  |
| 1. Attachment R – Section 1.2.2.2.2 – directs the CMAR; “Prior to the start of the Schematic Design, Contractor shall have incorporated and integrated all BIM activities into the Base Line Schedule”. The RFP’s current drawings are Design Development Drawings – dated 11/12/2020. Please clarify.
 | When brought on board the contractor will incorporate the most current drawings with the base line schedule. The 100% DD drawings were the most current at the time of the issuance of this RFP. |
| 1. Please confirm that all CMAR requirement or obligations within the RFP’s documents, that references previous design phases, are not be considered.
 |  Once the successful Contractor is awarded the CMAR contract they will assist the A&E with preconstruction services, budget pricing and finalize the GMP to make sure the project is on budget.  |
| 1. Page 4 of 73 in the RFP – third sentence in the last paragraph – states that the department requires trade bidding and the GMP to be submitted no later than 6 weeks after 100% construction documents. The Project Schedule Table on page 6 of 73 states the Final GMP to be submitted 6 weeks after permit documents are issued. Please clarify
 | Correct Page 4 of 73 in the RFP to read the GMP to be submitted 6 weeks after permit documents are issued.  |
| 1. Section2.3.2 on page 15 of 73 of the RFP states that the CMAR’s storage/laydown areas will be limited to the limits of disturbance (LOD) shown on the approved construction plans. Sheet CIV010)3 dated 11/13/2020 (100% Design Development) has not identified the intended LOD. Will the athletic field be made available for CMAR' s use during construction for storage/laydown, trailer, and key-personnel parking?
 | It is the intention of DGS + DPR to keep the athletic fields largely operational during construction. It is understood that some portion of the athletic field may be closed during the construction process. DGS + DPR + the design team will work with the selected contractor to finalize CMAR storage / laydown areas and the sequence of construction. |
| 1. Page 31 of 73 of the RFP – seventh sentence of the 3rd paragraph, item (iv)…. Please clarify “taking into consideration one sheet” must be made available for use by patrons at all times.
 | Please replace “taking into consideration one sheet” with “taking into consideration one street sidewalk” must be made …….. |
| 1. Has the A/E considered locations for the construction entrances?
 | The A&E has considered a construction entrance from P Street, NW but the CMAR will work with the A&E to consider the most efficient and cost-effective location of the construction entrance once their contract is awarded. |
| 10.Note #5 Under “Erosion & Sediment Control” it states that the Contractor is to provide stamped DOEE drawings for erosion & sediment control. Does that also pertain to the TCP and the drawing(s) that identify the Construction Entrance(s)? | Yes, See answer above. The successful CMAR will be responsible for public space occupancy permits and/or traffic control plans for such items as street/sidewalk closures and construction entrance(s). The payment for any fees to District Department of Transportation shall be part of the cost of work, and the payments for any expeditors shall be part of General Conditions. |
| 1. Section 2.10.1.f on page 22 of 73 of the RFP specifies that a Reimbursable Cost to the CMAR will be “All fees and other costs necessarily incurred to carry out testing and inspection required by the agreement, or otherwise to maintain proper quality assurance” – Please confirm that the Owner will provide, at the Owner’s expense, the testing/inspection agency(s) in which to perform all special inspections, standard and special testing in accordance with the notes on Sheet S001 “Special Inspection (IBC)” and as shown in the Special Inspection Table on Sheet S002.
 | DGS will provide and contract with the testing and inspection agencies for all special inspections, standard and special testing for the project. The CMAR will coordinate and schedule with the inspection and testing agencies for their work. The CMAR will provide proper quality assurance for their work throughout the project.  |
|  12. Net Zero Portion: Please provide energy model form the proposed design showing the building can achieve NZE using on site generations.  | Mechanical engineers have drafted a model to confirm the NZE requirement is feasible with the given design. This will be available to the successful CMAR. |
| 13 Can NZE be documented using offsite means? (renewable energy credits, etc?)  | No. |
|  14. Please provide a current LEED scorecard. | See current LEED scorecard. |
|  15. Is the building looking to achieve certification for the NZE effort? If yes, then what rating system?  | ILFI Zero Energy Certification.  |
|  16. Who will be responsible for LEED compliance paperwork submission? | A/E team will be submitting the LEED paperwork. Some LEED items are directly related to construction activity / construction waste and will require documentation from the CMAR. |
|  17. Geothermal System: Please provide geothermal system specs. | The Mechanical Engineer is currently developing the specifications. |
|  18. Geotechnical Report: Please provide geotechnical report. | See attached link |
|  19. Environmental Report: Please provide lead and asbestos reports. | See phase 1 environmental site assessment dated June 4 2020.  |
|  20. Please verify that the Item C – Maximum Cost of General Conditions is not the same item C of the Guaranteed Maximum Price that show in the Bid Form. (There are two Item Cs in the bid form). | The CMAR will not provide a GMP for this project. The GMP Budget including General Conditions and Fees (excluding FF&E) is $11,250,000.00. |
|  21. If yes for question 1 above, please confirm item C – Guaranteed Maximum Price of the bid form is the guaranteed maximum price for construction cost of the project and exclude Item A of Preconstruction Fee and Item B of Construction Management Fee and Item C of Maximum Cost of General Conditions. | See answer above for question 20. |
| 22. Addendum provided new 100% DD set with 70% DD Specs, please confirm that the old SC set provided earlier in the original of RFP is superseded. | It is confirmed the current set of design drawings for this RFP is 100% DD drawings with 70% DD Specs. |
| 23. Please provide the “Owner-furnish/Contractor-installed (OFCI) products” list if any required per Div 1 of the specs | DGS will work with the successful CMAR contractor to purchase and install the FF&E, Security, IT Equipment, and Artwork that is not included in the GMP.  |
| 24. Is it solar roof panel on the roof is required in scope? If yes, please provide specs and details. If no – Do bidder required to provide conduit and base infrastructure for future connection/tie in ready for future use. | Owner will be using a public purchase agreement to procure the solar panels themselves. CMAR to provide all infrastructure, including the structural canopy, conduit, and accompanying infrastructure to support the PPA installation of the panels. |
| 25. Please confirm Permit applications was filed and ready. Please confirm building permit fees are excluded and already by DGS. | The Building Permit is scheduled to be filed in February 2021. All CMAR Contractors should carry a $20,000 permit expediting fee in their proposal. Building Permit fees will be carried by DGS. CMAR is responsible for all other permits including trade permits. |
| 26. Please confirm the budget of the project is not included FF&E cost. FF&E will be provided separated by Owner/User. | The $11,250,000.00 GMP budget does not include FF&E costs but it does include Preconstruction fees, CM Fees and General Conditions. |
| 27. Section 8.1.3 of the form of agreement attached to the RFP indicated that the award fee pool will equal 20% of the construction management fee with 50% of the award fee pool being awarded for quality and the other 50% being awarded if substantial completion is met and final contract value is under 103% of the GMP amount. Section 2.11.2 of the RFP document says that the award fee pool will be 30% of the construction management fee and that the award fee determination will be 10% earned for schedule being on time, 10% earned for being on budget, and 10% for meeting SBE requirements. Please confirm which is correct. | Please follow the language included in Section 2.11.2 stating that the award fee pool will be thirty percent (30%) of the Construction Management Fee.One third of the pool (10% of the CM Fee) will be for on-time substantial completion of the project.One third of the pool (10% of the CM Fee) will be for on-budget delivery of the projectOne third of the pool (10% of the CM Fee) will be for meeting economic requirements of the project, including the meeting of CBE/SBE requirements. |
| 28. Attachment B – Form of Offer Letter has several fields that do not appear to be applicable. At the bottom of page two there is a duplicate section C that has a line item for “Guaranteed Maximum Price” and page three has a list of alternates. Please confirm that these are not applicable and should not be included in our submission. | Correct, The CMAR proposal should include Preconstruction Fees, CM Fees and General Conditions. See attached New Bid Form. |
| 29. CSI Wall Panels: Please advise if CSI Wall Panels’ Soundcore Flaps is an approved manufacturer of the Acoustic Ceiling Baffles in lieu of the Echo panel Simple Baffle by Kirei (Section 09 8433).  | The final finish selections are still in process, the design team will work with the selected CMAR to evaluate alternate finish selections that meet the project’s environmental and performance goals. |
| 30. Please advise if CSI Wall Panels’ GEO Mosaic Wall Panel Tiles is an approved Manufacturer of the Acoustic Wall Tiles in lieu of the Echo panel Balance Tiles by Kirei (section 09 8433). | The final finish selections are still in process, the design team will work with the selected CMAR to evaluate alternate finish selections that meet the project’s environmental and performance goals. |
| 31. Please advise if CSI Wall Panels’ Posh Felt Roll 100% Acoustic Wool Felt is an approved supplier of the wool felt finish in lieu of Filz Felt (section 06 4023) | The final finish selections are still in process, the design team will work with the selected CMAR to evaluate alternate finish selections that meet the project’s environmental and performance goals. |