

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

CONSTRUCTION SERVICES FOR ADA IMPROVEMENTS
AT THREE RECREATION CENTERS

Solicitation #: DCAM-15-CS-0154

Addendum No. 5

Issued: September 3, 2015

This Addendum Number 05 is issued by e-mail on September 3, 2015. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

HVAC Revisions: Studio 27 will release revised construction documents by subsequent addendum to address the type of HVAC units to avoid reconfiguration of existing ceilings and other miscellaneous clarifications.

Item #2

Form of Contract: The form of contract will be released by subsequent addendum.

Item #3

Requests for Information: Below is a list of questions received and the Department’s responses.

1. Note 1 on drawing A00001 shows two new curb cuts, but one is at a stairway which would not allow wheelchair access. Please verify the number of curb cuts required.
Response: Assuming this pertains to Brentwood: There is no curb cut at the stairs or southwest portion of the site, one curb cut will be adjacent to the multi-purpose room at the north/northeast corner of the building.
2. Please provide a detail for the signage requested in notes 03 and 04 on drawing A0001.
Response: Assuming this pertains to Brentwood: Provide 1/16” thick x 1’-0” wide x 1’-6” high rigid aluminum sign mounted with the top of the sign at 6’-0” above finished grade. Sign shall be mounted on galvanized U-channel Post. Set post full depth in 6” diameter x 2’-0” deep hole filled solid with concrete. Sign signage shall provide a wheel chair symbol at center top and to state “Accessible Entry” and middle and provide directional arrow to accessible entry at bottom.
3. Please provide details and locations for the ramps requested in note 06 on drawing A00001.
Response: Delete Note 6 and all associated work from scope of this project.
4. Note 2 on details 2 and 3 on drawing A0001 state we are to remove and reinstall wall signs. We did not see ADA compliant wall signs. Please confirm that we are to provide new signs.
Response: Contractor to provide ADA compliant wall signs at these locations.
5. The existing wall signs at rooms RM-117 and RM-118 show both a male and female on the same sign. Please verify if these signs may be reused or are we to provide one that

says “Men” and one that says “Women”. **Response: Signs shall have Male and Female symbols on each sign and text shall say “Unisex”.**

6. Handicapped Ramp at the Rear of Building Clarification, Hamilton site: The drawings calls for a 5’-3” wide HC ramp at the rear of the building. Presently there is a metal picket fence existing 7’-10” +/- from the existing building wall. That would leave 2’-7” clear between the new ramp and the existing fence. 3’-0” clear is required for HC access. Please advise. **Response: Provide 3’ clearance at this area and reduce ramp with by appropriate amount. Landing will need to be have a 5’ clearance at door area so landing will be wider than ramp at this location. Drawings will be provided to illustrate.**
7. AC Condenser Unit location at the Rear of Building, Hamilton site: The drawings shows a new HVAC condenser unit located at the rear of the building where a fenced in playground area exists. Please determine the desired location on site of the new condenser unit. **Response: Condensing unit may be placed at the southeast corner of the existing building, but final location will still need to be coordinated in field.**
8. Existing ceiling bulkheads in Toilet Rooms, Hamilton & Macomb sites: The mechanical & electrical partial RCPs show the elevation of the new 2x2 ACT to match the bulkhead elevation. Are the bulkheads to remain as they exist, or are we to demolish the existing and install new framing and gyp. bd. finish? Please advise. **Response: Please provide new bulkhead framing and gypsum board per drawing.**
9. Steel Lintel angles for new masonry openings, Hamilton & Macomb sites: The drawings call for new steel lintels “as required” in the details for the new masonry openings. New construction note 4, sheet A0001_1 calls for a “3”x4”x3/8” LLV galvanized steel lintel” and is keyed to the exterior openings only. The new masonry openings in the interior CMU partition between the toilet rooms and multi-purpose room have no lintel note keyed to their locations. Are we to use the same size angle lintels in the interior CMU partitions also? Please advise. **Response: Yes, assume same lintel can be used in this location.**
10. Note clarification for new masonry wall opening lintels, Brentwood site: Note 14, sheet A0001 the drawings calls for new “3”x4”x 3/8” steel tube lintels. Please advise. **Response: This is correct, tube lintels are scheduled for new openings.**
11. Provide new or repair existing picnic table & bench, Brentwood site: Sheet A00001 shows detail 5/A00001, “Site Bench Product”, however nowhere in the drawings is there any indication as to where they are to be installed. An annotated satellite photo has been provided as a “Site Diagram,” Note 07, sheet A0001 calls for the removal of an existing bench from one side of the existing table based on a “picnic table diagram.” No “picnic table diagram” found in the Brentwood architectural drawings. Is detail 5/A00001, “Site Bench Product” just FYI? Please advise. **Response: Percentage of accessible tables meets the ADA requirements so this scope of work may be removed from the project.**
12. Saw cut floor note, Hamilton & Macomb sites: Sheet A0001_1 for both the Hamilton and Macomb sites show a demolition note 13 that calls for the saw cutting of the existing slab as required to reconfigure the plumbing lines for installation of the new fixture layout. The Macomb demolition plan keys the note to the plan, the Hamilton does not. Should that note apply to the Hamilton demolition plan also? Please advise. **Response: Yes, saw cutting existing slab at Hamilton will be required, similarly to Macomb construction documents. Note will be added to Hamilton construction document set.**
13. A/C condenser, Hamilton & Macomb sites: Is the new A/C compressor shown on drawings air cooled or water cooled? If water cooled, please show the supply and return line runs. The general mechanical note 10.3 calls for refrigerant line insulation to be provided with a weather resistant finish on insulation exposed to outdoors. How will the refrigerant line bridge the new raised

concrete deck? Please advise. **Response: The compressors shown are air cooled. The refrigerant lines will be installed below the concrete deck.**

14. Annotated Note 06, Sheet A00001, Brentwood site: Note 06, Sheet A00001 calls for the construction of ADA compliant ramps up to elevated platforms on existing play units. The note calls out 3 locations for 2 existing play units. The rises are, in ascending order, are 9", 17" & 33-1/2". This would mean a total of 59' of ramp in the playground area. Are you sure you want to price this? Please advise. **Response: Delete Note 6 and all associated work from scope of this project.**
15. Please clarify what services bidders should provide for permitting.
 - a. Does DGS want the bidders to hire permit expeditors and/or pay building permit fees? **Response: DGS will procure the General Building Permit, but any additional permits should be procured by General Contractor.**
 - b. If bidders are required to pay building permit fees, please clarify what allowance we should carry in our bid (i.e. to allow DGS to make an apples-to-apples comparison of proposals). **Response: Building Permit will be provided by DGS.**
16. Please confirm that DGS will provide permit-ready drawings, as discussed in the pre-bid meeting. **Response: Yes, construction documents are currently under permit review for General Building Permit.**
17. Please advise whether bidders should carry an allowance for construction administration. If so, please advise what allowance should be carried (i.e. to allow for an apples-to-apples comparison of price proposals). **Response: Contractors should not include Construction Administration in their bid.**
18. Please clarify whether contractors should include the cost of hazardous materials testing in their proposals. If hazardous materials testing has already been performed, please provide the report on findings. **Response: DGS has no hazardous materials reports on any of the three facilities. Offerors should include the cost for Hazardous Materials report for Hamilton and Macomb as an Add/Alternate. Please see revised bid form attached. Brentwood was built in 2005 and should not contain any hazardous materials.**
19. Please clarify which items will need to be salvaged and stored, as noted in section 4.15 of the contract. If materials are not to be salvaged/stored, please clarify whether contractors will be responsible for removing and disposing of leftover furnishings, supplies, equipment, etc. from the recreation centers prior to the start of work. **Response: The only items to be salvaged are the items to be reinstalled as noted within the documents. All other items may be recycled.**
20. Daltile has an 8 week lead time for the tile specified in CT1 and CT2 for all 3 rec centers. Since this lead time is incompatible with the schedule, please clarify whether the schedule will be extended or whether the architect will specify an alternate tile. **Response: This is addressed in Addendum no. 1, Daltile has been replaced.**
21. Please provide Spot Elevations for the proposed new sidewalks and top of ramps for each recreation center. **Response: Assume all top of ramps to be -0'-1/4" achieving positive slope away from the building.**
22. The current drawings call for existing doors to be replaced for ADA compliance. However, the existing openings do not appear to be large enough to meet ADA standards (i.e. a 32" clear opening). Please clarify whether the hinges specified will somehow allow for the required clearance to be achieved. If not, please confirm that contractors should include the cost to widen the doorways in their bids and/or provide a drawing showing how the doorways should be widened. **Response: Construction documents provide for door widening for doors required to be increased.**

23. Please confirm that DCRA has provided a variance to allow the Clear Space with Double Water Closets in a Block Wall to be less than 17". Both Macomb and Hamilton current drawings show it as 9" clear, which is not in line with current plumbing codes (for example, see detail 1/A2.1 for Macomb). If a variance has not been approved, please provide a drawing that meets code requirements. **Response: Block wall clearance will be confirmed compliant and no variance will be sought.**
24. For Macomb and Hamilton, detail 1/A2.1 shows a new 4" masonry wall, where 2ea water fountains will be mounted. This masonry wall is perpendicular to the walls that the sinks are mounted to in the men's and women's restrooms. The location of the perpendicular masonry wall is in conflict with the supply and drain lines for the restroom sinks. Specifically, as it is currently drawn, the supply and drain lines would have to run through the masonry wall. Likewise, it appears that there is insufficient space (only 15") behind the water fountains to support both the supply and drain lines for all four fixtures (i.e. the two sinks and the two water fountains). Please clarify how bidders should account for this issue (i.e. provide a revised drawing or direction). **Response: Chase will be enlarged (by moving water fountain wall south) to provide for supply and drain lines. This will be updated within the Construction Document set.**
25. For all tile at all three rec centers: please provide grout type to be used, grout color, and grout width. Please indicate if epoxy or cementitious grout is to be used. If cementitious grout is selected, please indicate if the grout is to contain sand or no sand. **Response: Epoxy grout to be used and color will be selected from manufacture standard grout line of immediately available colors.**
26. Please confirm if a sealer is required for the floor tiles in the bathrooms. **Response: Install per manufacturers recommendations. Seal matte finished floor tile.**
27. Please confirm that all Bathroom Accessories are to be surface mounted. **Response: Accessories shall be surface mounted unless indicated otherwise within the documents.**
28. Please provide a toilet accessories schedule-solar powered. **Response: See project specifications on sheet 0002 for toilet accessories.**
29. Macomb: There are several trees located at the rear of the building. One of the trees is fully in conflict with the proposed 5'-3" wide sidewalk at the rear of the building. The other two trees may have root zone conflicts. Please clarify how the selected contractor should address this (i.e. should the trees be removed? If not, please provide an updated drawing). **Response: Two trees at north side of building to be cut down and removed. Provide two 2" caliper replacement trees and match same spaced equally between the new ramp and existing curb. Tree at east to remain. GC to consult arborist to provide proper care to preserve tree health and root trimming preparation.**
30. Macomb: Drawing 5/A.2 Exterior Elevation shows that only 1/2 of a double hung window is to be infilled with brick. Please confirm and clarify how the remaining half of the window should be secured. **Response: Note on elevation should match note on floor plan. The air conditioning unit shall be removed and the window unit shall be re-glazed to match the existing sash. This annotation will be revised with a new note.**
31. Hamilton: There is an existing Downspout directly in front of the proposed Exterior Door for the Women's Bathroom, 106A. Please provide a re-routing plan for the downspout, it is currently in conflict with the proposed location of Door 106A. Also, please clarify whether a splash block will be required (a splash block in the current location would interfere in the sidewalk clearance required by ADA code). **Response: Tie the downspout into a 4" PVC rain leader boot and extend a 4" PVC pipe down and the laterally north, through ramp and walk structure to empty at north side.**

32. Hamilton: Detail 1/A1.1:
- a. There is an existing gate to the community garden in this area that is in conflict with the handrail shown. Please clarify how this should be addressed. **Response: See item 6 above**
 - b. There does not appear to be sufficient space to accommodate the new steps shown in this detail without creating a conflict with the existing gate. Please clarify how this conflict should be addressed. **Response: See item 6 above**
33. Brentwood: Please provide a Signage Schedule; color selection and font type are to be included in the schedule. **Response: Signage color is to match the existing signage to remain. Font style to match existing and height it be per table on sheet A000G-2 with horizontal viewing distance of less than 72". Text and signage icon content to match existing which are being removed. (Issues is existing signage with no raised letters or braille are not compliant.)**
34. Brentwood: Provide Signage Diagrams showing the Accessible Route as required per Note #3 and #4 on Sheet A-01. **Response: See item 2 above – provide single sign at each location in the direction of the southwest entry door route.**
35. Brentwood: Page A00001 notes that site furnishings need to be modified to meet ADA standards, however it appears that site furnishings on site are already ADA compliant. Please clarify. **Response: See item 11 above.**
36. Brentwood: Based on the site visit it appears that the second gate (i.e. closer to 15th street) is damaged. Drawings (Note #5 on A00001) call for the gate closer to 14th Street to be repaired. Please clarify whether both gates should be repaired. **Response: The 14th street gate was noted during our site visit and in need of repair as cited in the drawings. It is likely the 15th street gate has been damaged since the assessment and should be repaired in keeping with note. This will be added to the construction documents.**
37. Brentwood: The locations for the 3ea ADA ramps and handrails, and the details for these features, are not included in the drawings, but they are called for in Note #6 on A00001. Likewise, there are no major elevation changes in the playground areas set to receive the ramps. Please confirm the exact locations for the 3ea required ADA Ramps with Handrails and provide requisite details (i.e. length and fall). **Response: Delete Note 6 and all associated work from scope of this project.**
38. Brentwood: Detail 3/A00001 shows handrails running straight and parallel along the existing site wall. This site wall actually angles out (i.e. the first step is 9'-9" wide, the last step is 10'-11" wide). Please confirm that the handrail should follow the angle of the wall, rather than the straight line shown in the drawings. **Response: Correct the rail should parallel the wall.**
39. Brentwood: Drawings call for an existing closet with a large electrical unit (appears to be a split system HVAC) to be converted into a Men's bathroom. Please clarify what will be done with the split system. Should the contractor simply cap this or does it need to be relocated. If the latter, please indicate where it should be relocated and provide the appropriate MEP details. **Response: This split system will be removed, and replaced.**
40. Macomb and Hamilton: During the site visits, the water meter for the building could not be located by a qualified plumber or by the DGS/DPR representatives. Please clarify where the plumbing meter is located – and if a meter is located on these properties. **Response: Water meter is believed to be outside below grade. Locations were not established at time of site visit. Contractor shall coordinate if necessary with water utility.**

41. Macomb and Hamilton: The plans call for 1.5" service for the bathrooms at Macomb and 2" service at Hamilton. Both buildings are only supplied by a 3/4" line. Please clarify how 1.5-2" service is to be achieved or provide an update to the plans showing the new fixtures supplied by the existing 3/4" service. **Response: 2" water service was observed inside storage room of Macomb Rec. Center, in addition all toilets and urinals are flush valve within building. It is assumed that a 2" service is also entering Hamilton Rec. Center though this was not confirmed due to clutter. Hamilton also has flush valve toilets and urinals, thus it is also believed to have a larger (2") service.**
42. Temporary Facilities, Hamilton site: Will the contractor be allowed to place an office/storage trailer on the site? Even though there is a short period of performance (PoP), office space will be needed for the Site Superintendent and Quality Control Manager will need administration space as well as secure storage for some building materials. Please advise. **Response: Yes, space and location to be approved by DGS will be coordinated.**
43. Management Staffing, All Sites: Recently released Addendum No. 4, Item #1, RFI 2 notes that a superintendent for each site should be provided if a contractor seeks an award for multiple contracts if not all three. Is that also the case for the Quality Control Managers? Please advise. **Response: Whether or not the GC provides one or separate Quality Control Managers for each facility is left to the discretion of the GC.**
44. Please confirm flooring in multi-purpose rooms will be patched with flooring to best match existing but that a perfect match will not be possible. **Response: Correct.**
45. Are permits needed for work? **Response: Yes.**
46. Will hose bib outside Macomb site women's room present a problem for installing the ramp? **Response: The hose bib is shown to be removed and reinstalled at a higher elevation.**
47. Per addendum 4 we are to bid ceiling ductwork per drawings however it was acknowledged that ceilings are not consistent with proposed solution. Do we assume surface mounted ductwork in those areas unless another solution is proposed? **Response: Will provide alternate HVAC approach in forthcoming addendum.**
48. Please confirm new condensing units will be placed on the existing sidewalk and potentially obstructing pedestrian traffic on that side of the building. **Response: No. Condensing unit shall not be placed in walkway. GC to confirm exact location for condensing unit, but this shall not be on paved walking surface.**
49. Please provide specs for door at small men's bathroom assuming existing door cannot be salvaged. **Response: Match new bathroom doors in material and installation.**

Item #4

The bid date is hereby changed. Proposals are due by **September 15, 2015 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Alicia Norris, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, D.C. 20009

Att'n: Mr. Jonathan Kayne
Interim Director

Reference: Request for Proposals
Construction Services for Three Recreation Centers (Macomb, Hamilton, and Brentwood)

Dear Mr. Kayne:

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to provide construction services for Three Recreation Centers (Macomb, Hamilton, and Brentwood). The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP. The Offeror's proposal and the Lump Sum Price (as defined in paragraph A) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents (collectively, the proposal and the Lump Sum Price are referred to as the "Offeror's Bid").

The Offeror's Bid is as follows:

- A. The Lump Sum Price for Macomb is: \$ _____
- B. The Lump Sum Price for Brentwood is: \$ _____
- C. The Lump Sum Price for Hamilton is: \$ _____

- D. Add/ Alternate Price for Hazardous Materials Report for Hamilton is: \$ _____

- E. Add/Alternate Price for Hazardous Materials Report for Macomb is: \$ _____

The Offeror acknowledges and understands that each Lump Sum Price is a firm, fixed price to fully complete the work described in the RFP and attachments thereto and that such amount

includes funding for work which is not described in the RFP and attachments thereto but which is reasonably inferable therefrom.

- F. In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least one hundred and twenty (120) days after the date of the bid.
2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award. In the event the Offeror fails to do so, the Department shall have the right to levy upon the Offeror's bid bond.
3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid. In addition to any other remedies that the Department may have at law or in equity, the Department shall have the right to levy upon Bidder's Bid Bond in the event of a breach of this paragraph 3.
4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.
5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: **[INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]**
6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or sub-consultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.

7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: _____
Name: _____
Title: _____