

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**DESIGN-BUILD SERVICES
FRIENDSHIP RECREATION CENTER**

Solicitation #: DCAM-14-CS-0140

**Addendum No. 3
Issued: June 4, 2014**

This Addendum Number 03 is issued by e-mail on June 4, 2014. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

Site Visit Sign-in Sheet: The sign-in sheet from the site visit is attached.

Item #2

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

Item #3

Architect Preclusion: Please note that Hughes Group Architects, the architectural firm that completed the Concept Design for the Project, is precluded from performing any further work on this Project.

Item #4

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

1. How fixed is the design of the building? **Response: The building elements are fixed. The community has helped develop the program requirements. There may be small changes to the final design, but the changes should not affect the programs.**
2. Is there a current topo and survey? **Response: Please see Item #5 to this Addendum.**
3. Will there be site lighting? **Response: Site lighting was not designed as part of the concept plan. Lighting should be sufficient to illuminate walkways, but need not illuminate the play equipment.**
4. Does the scoreboard work? **Response: Any work to the field is not within the scope of this Project.**
5. When is the anticipated award date? **Response: Please see Section A.7 of the RFP.**
6. Does this contract need to go through Council? **Response: Yes.**
7. Will electronic copies of the concept be issued? **Response: Yes, please see Attachment A to the RFP.**

8. Is the contractor responsible for paying the new green fee through DCRA, or will that be paid for by DC government? **Response: The Contractor will be required to pay the green building fee. Please see Item #10 to this Addendum.**
9. Will this building be LEED? **Response: Yes, the construction of the building should achieve LEED – Gold Certification.**
10. Is there to be a green roof on the building? **Response: It will be the responsibility of the Design-Builder, in consultation with the Department, to determine which features are required to achieve LEED gold certification.**
11. Does storm water need to be managed on site? **Response: Yes. Please also see Item #9 to this Addendum.**
12. Are there incentives for completion? **Response: Yes, please see Section A.4 to the RFP.**
13. Are any CADD drawings available? **Response: CADD files for the concept plan will be made available to the successful Design-Builder.**

Item #5

Topographic Survey: A topographic survey of the Friendship Recreation Center is attached to this Addendum.

Item #6

Site Lay Down Area: It is anticipated that all work (including lay down and site storage) will be conducted within the limits of disturbance shown in the RFP. Offerors that believe additional space is necessary should indicate this in their proposals.

Item #7

Selection of Play Equipment: The theme of the selected play equipment is “turtles” and to the extent possible, the play equipment should have the look and feel of natural wood. The selected Design-Builder will have to provide two concepts from two separate playground equipment vendors.

Item #8

Hazmat Survey: The RFP indicates that the contractor shall provide abatement prior to performing demolition of the existing recreation center. Therefore, the Design-Builder shall perform a pre-demolition hazmat survey to determine the full extent of hazardous materials in the existing recreation center.

Item #9

Drainage Issue: The adjacent lot #28 (NW corner of site) is subject to drainage problems due to the runoff from the existing slope at the north end of the tennis court area. The selected Design-Builder shall be responsible for designing and implementing a strategy to address the drainage at this adjacent lot.

Item #10

Payment of Permit Fees and Utility Connections: DGS shall pay the building permit fee, but the Design-Builder shall be responsible for securing the building permit. The Design-Builder shall be required to pay and secure all other permits and fees (including but not limited to trade permit fees, utility connection fees and tap fees).

Item #11

Contract Completion date: The anticipated project completion date is December 15, 2015. However, Offerors that believe that this date is not achievable should provide a revised project completion date along with an explanation as to why the December 15, 2015 date could not be met.

Item #12

The bid date is hereby changed. Proposals are due by **June 11, 2014 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Courtney Washington, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 3 -



MEETING SIGN-IN SHEET

SHEET 1 of 2

PROJECT: Friendship Recreation Center (RFP Site Visit)

MEETING DATE: May 28, 2014

FACILITATOR: Keith Jones

LOCATION: Friendship Rec Center

Name	Title	Company	Phone	E-Mail
JON CONLON	SUPERINTENDENT	TOMPKINS BUNDEN, INC	703-598-4732	jconlon@tcco.com
VINCENT PEDRAZA	EXEC. V.P.	JVP ENGINEERS, PC	202-362-3001	vpedraza@jvpengineers.com
Shawn Roberts	Asst. Proj Mgr	GCS, Inc	202-437-4725	sroberts@gcs-dc.com
Randy Carroll	Project manager	Keystone Plus Const.	202 857-7903	rcarroll@keystonedc.com
ROBERT E. SMITH	SENIOR ESTIMATOR	KEYSTONE PLUS CONST	202 857-7903	RSMITH@KEYSTONE DC.COM
Kolar Bowen		Bennett Paschen	202 215-7307	kbowen@bennettgroupdc.com
Alex Harris		Cockley & Williams	240-750-0339	aharris@cockleywilliams.com
Steven Spurlock		WNUK-Spurlock-Architect	202-265-8500 2102	sspurlock@wnukspurlock.com
Stephanie Traynor		WNUK Spurlock Architecture	202-265-8500	straynor@wnukspurlock.com
BIL BOONSTRA		BOONSTRA HARESLON ARCH.	202 588-9373	x11 bboonstra@boonstra.com
GREG LUKMIRE		LUKMIRE PARTNERSHIP	703 998 0101	GLUKMIRE@LUKMIRE.COM
Derrick Johnson		Paige Industrial Srvce	202-832-8882	Johnson D@Paige-Inc.com
Todd French	pm	KADCON	703 862 6257	Tfrench@kadcon.com

GENERAL NOTES

- 1.) THE PROPERTY SHOWN HEREON IS LOCATED IN SQUARE 1560 AND KNOWN AS TAX LOT 805, AND IS CURRENTLY ZONED R-1-B.
- 2.) DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 3.) RIGHT-OF-WAY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN THE DATES OF JUNE 18, 2013 AND JUNE 27, 2013.
- 4.) THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY THIS FIRM. PROPERTY CORNER MARKERS WERE NOT SET AS A PART OF THIS SURVEY. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
- 5.) HORIZONTAL DATUM SHOWN HEREON IS DISTRICT OF COLUMBIA SURVEYORS OFFICE (DCSO) NORTH BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA PLAT AND PLANS. THE VERTICAL DATUM SHOWN HEREON IS THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS (DCDPW) AND IS ESTABLISHED BY BENCHMARK 2-10, LOCATED IN THE VICINITY OF THE NORTHWEST CORNER OF 46TH STREET, N.W. & MASSACHUSETTS AVENUE, N.W. WITH AN ELEVATION OF 294.65, AND BENCHMARK 2-32, LOCATED IN THE VICINITY OF 46TH STREET, N.W. BETWEEN VAN NESS STREET, N.W. & VERPLANCK PLACE, N.W. WITH AN ELEVATION OF 292.84.
- 6.) NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, WATER, SANITARY AND STORM SEWERS.
- 7.) NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- 8.) ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING.
- 9.) THE SUBJECT PROPERTY IS A RESERVATION PARCEL, DEDICATED TO THE UNITED STATES OF AMERICA ON NOVEMBER 14, 1972, RESERVATION ID: 613.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

FLOOD ZONE NOTE

THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE F.E.M.A. FLOOD MAP, COMMUNITY PANEL NO. 10001 0004C, REVISED ON SEPTEMBER 27, 2010. BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

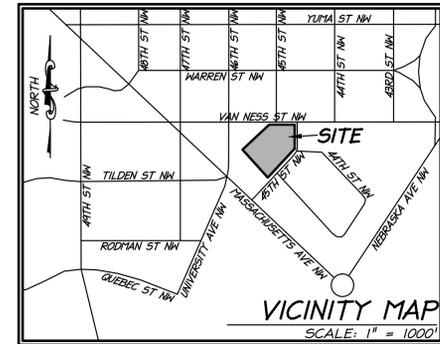
GENERAL UTILITY COMMENTS

- 1) PORTIONS OF THE ON-SITE PRIVATE WATERLINES WERE OBSERVED TO BE PVC AND WERE NOT TRACEABLE BY ELECTROMAGNETIC METHODS.
- 2) APPROXIMATE LOCATIONS ARE SHOWN FOR PORTIONS OF WATERLINE AND SANITARY SEWER, AS SCALED FROM PLANS OBTAINED FROM DC WATER AND SEWER.

UTILITY MARKING NOTES:

- 1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE GROUND MARKINGS.
- 2) BEFORE DIGGING IN THIS AREA, CALL "MISS UTILITY" 1-800-257-7777 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
- 3) CHRISTOPHER CONSULTANTS, LTD. MARKED FOR THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES ON 06/20/13.
- 4) THIS INVESTIGATION DOES NOT INCLUDE THE USE OF GROUND PENETRATING RADAR OR INTRUSIVE METHODS OF INVESTIGATION SUCH AS TEST PITS OR BORINGS.
- 5) THIS INVESTIGATION DOES NOT INCLUDE DESIGNATING SPRINKLER OR IRRIGATION SYSTEMS, BURIED TANKS, SEPTIC SYSTEMS, PVC PIPING, OR WELLS.
- 6) DETECTING AND DESIGNATING UTILITIES THAT ARE BURIED DIRECTLY BELOW OTHER UTILITIES ARE NOT PROVIDED.

UTILITY DESCRIPTION	PLANS	MARKED	LOCATED	NOTES
COMMUNICATIONS				
UNIDENTIFIED COMMUNICATIONS		X	X	MARKED AND LOCATED
ELECTRIC				
PEPCO		X	X	MARKED, UNDERGROUND AND OVERHEAD LINES LOCATED
PRIVATE ELECTRIC		X	X	MARKED AND LOCATED
WATER				
DC WATER AND SEWER	0-18-NH WATER 18-17-18-NH SEWER	X	X	MARKED AND LOCATED. PORTIONS OF WATERLINE AND SANITARY SCALED FROM PLANS.
PRIVATE WATER		X	X	MARKED AND LOCATED
GAS				
WASHINGTON GAS	WG-69847	X	X	MARKED AND LOCATED



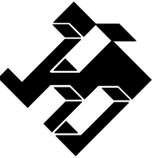
COMBINED SANITARY AND STORM STRUCTURE DATA

<p>35.9 LF 24" @ 4.96%</p> <p>1044 INV. - 24" (TO 1065 = 295.79)</p> <p>1065 INV. - 24" (FROM 1044 = 294.01)</p>	<p>RIM EL. = 300.99</p> <p>1044 INV. - 24" (TO 1065 = 295.79)</p> <p>RIM EL. = 301.41</p> <p>1065 INV. - 24" (FROM 1044 = 294.01)</p>
<p>64.0 LF 12" @ 1.97%</p>	<p>RIM EL. = 300.92</p> <p>912 INV. - 12" (TO 1065 = 297.67)</p> <p>RIM EL. = 301.41</p> <p>1065 INV. - 12" (FROM 912 = 296.41)</p>
<p>13.3 LF 24"</p>	<p>RIM EL. = 301.19</p> <p>455 INV. - 24" (LID PAVED OVER)</p> <p>RIM EL. = 301.41</p> <p>1065 INV. - 24" (FROM 455 = 293.62)</p>
<p>30"</p>	<p>INV. - 30" (TO 1065)</p> <p>(PIPE END NOT LOCATED)</p> <p>RIM EL. = 301.41</p> <p>1065 INV. - 30" (FROM UNKNOWN = 283.49)</p>
<p>30"</p>	<p>RIM EL. = 301.41</p> <p>1065 INV. - 30" (TO UNKNOWN = 283.46)</p> <p>INV. - 30" (FROM 1065)</p> <p>(PIPE END NOT LOCATED)</p>
<p>64.6 LF 10"</p>	<p>RIM EL. = 309.49</p> <p>1803 INV. - 10" (TO 801 NOT LOCATED)</p> <p>RIM EL. = 307.01</p> <p>801 INV. - 10" (FROM 1803 = 296.81)</p>
<p>23.4 LF 10"</p>	<p>RIM EL. = 307.01</p> <p>801 INV. - 10" (TO 780 = 296.31)</p> <p>RIM EL. = 306.66</p> <p>780 INV. - 10" (FROM 801 NOT LOCATED)</p>
<p>18"x24"</p>	<p>INV. - 18"x24" (TO 657)</p> <p>(PIPE END NOT LOCATED)</p> <p>RIM EL. = 312.03</p> <p>657 INV. - 18"x24" (FROM UNKNOWN = 308.98)</p>
<p>30.4 LF 15"</p>	<p>RIM EL. = 312.03</p> <p>657 INV. - 15" (TO 1325 = NOT ACCESSIBLE)</p> <p>RIM EL. = 312.77</p> <p>1325 INV. - 15" (FROM 657 = 306.42)</p>
<p>30"</p>	<p>INV. - (TO 1325)</p> <p>(PIPE END NOT LOCATED)</p> <p>RIM EL. = 312.77</p> <p>1325 INV. - (FROM UNKNOWN = 303.17)</p>
<p>30"</p>	<p>RIM EL. = 312.77</p> <p>1325 INV. - (TO UNKNOWN = 302.82)</p> <p>INV. - 30" (FROM 1325)</p> <p>(PIPE END NOT LOCATED)</p>
<p>110"</p>	<p>INV. - 12" (TO 912)</p> <p>(PIPE END NOT LOCATED)</p> <p>RIM EL. = 300.92</p> <p>912 INV. - 12" (FR UNKNOWN = 298.12)</p>



Rev#	DATE	REVISION

christopher consultants
 engineering • surveying • land planning
 9417 innovation drive manassas, va 20110
 703.393.9887 • fax 703.393.9076



TOPOGRAPHIC SURVEY
 ON A PORTION OF
LOT 805
SQUARE 1560
 DISTRICT OF COLUMBIA

PROJECT: 13024.002.00
 SCALE: N/A
 DATE: 06/25/13
 DRAWN: MB
 CHECKED: CCF

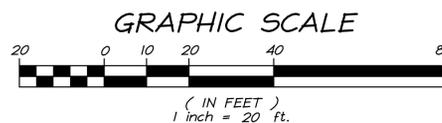
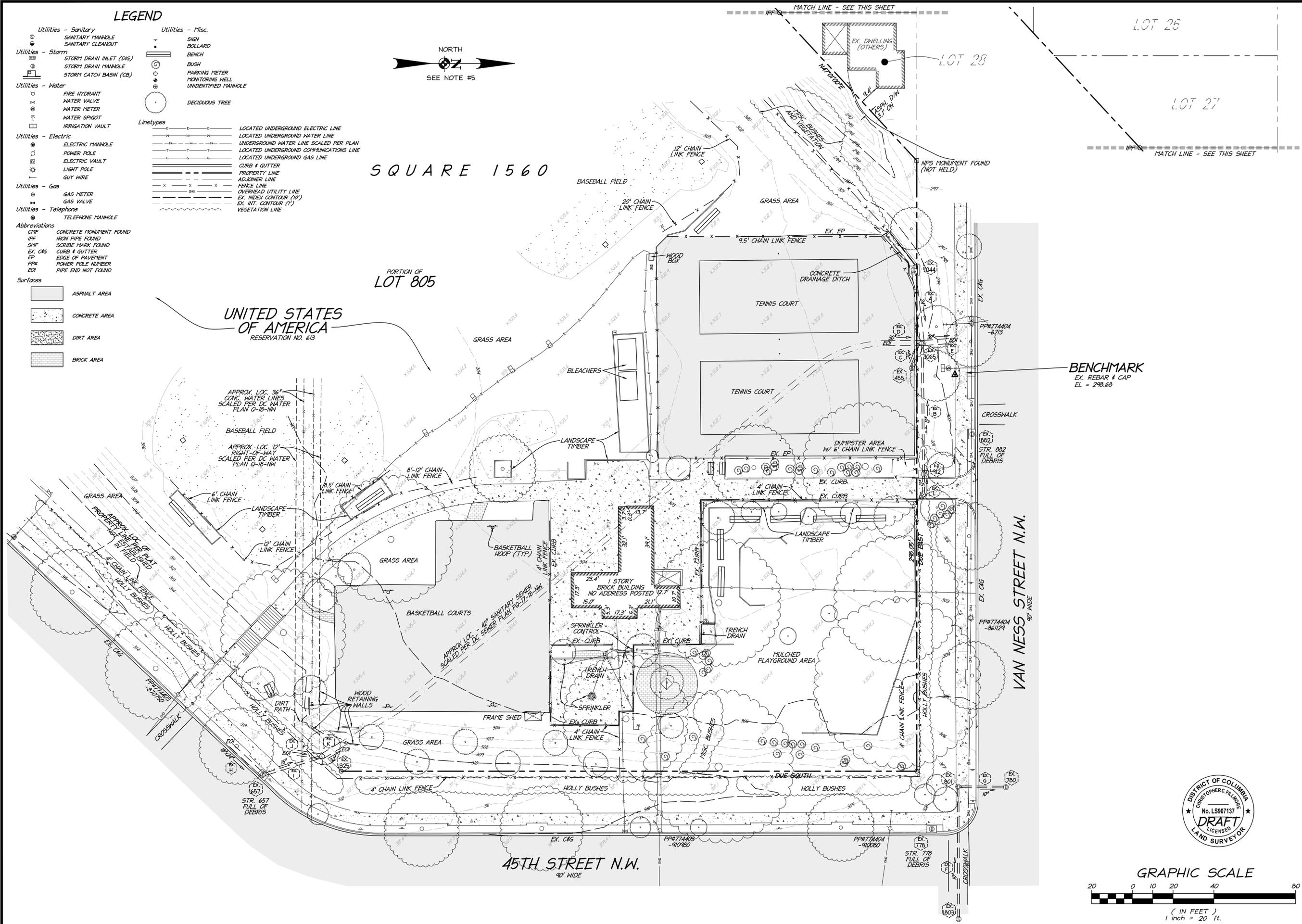
SHEET No.
1 of 2

LEGEND

- | | |
|------------------------------|---|
| Utilities - Sanitary | Utilities - Misc. |
| ○ SANITARY MANHOLE | △ SIGN |
| ○ SANITARY CLEANOUT | □ BOLLARD |
| Utilities - Storm | ○ BENCH |
| □ STORM DRAIN INLET (DIG) | ○ BUSH |
| □ STORM DRAIN MANHOLE | ○ PARKING METER |
| □ STORM CATCH BASIN (CB) | ○ MONITORING WELL |
| Utilities - Water | ○ UNIDENTIFIED MANHOLE |
| ○ FIRE HYDRANT | ○ DECIDUOUS TREE |
| ○ WATER VALVE | |
| ○ WATER METER | |
| ○ WATER SPIGOT | |
| □ IRRIGATION VAULT | |
| Utilities - Electric | |
| ○ ELECTRIC MANHOLE | — LOCATED UNDERGROUND ELECTRIC LINE |
| ○ POWER POLE | — LOCATED UNDERGROUND WATER LINE |
| ○ ELECTRIC VAULT | — UNDERGROUND WATER LINE SCALED PER PLAN |
| ○ LIGHT POLE | — LOCATED UNDERGROUND COMMUNICATIONS LINE |
| ○ GUY WIRE | — LOCATED UNDERGROUND GAS LINE |
| Utilities - Gas | — CURB & GUTTER |
| ○ GAS METER | — PROPERTY LINE |
| ○ GAS VALVE | — ADJONER LINE |
| Utilities - Telephone | — FENCE LINE |
| ○ TELEPHONE MANHOLE | — OVERHEAD UTILITY LINE |
| | — EX. INDEX CONTOUR (10') |
| | — EX. INT. CONTOUR (1') |
| | — VEGETATION LINE |
-
- | | |
|-----------------------------|--|
| Abbreviations | |
| CMF CONCRETE MONUMENT FOUND | |
| IPF IRON PIPE FOUND | |
| SMF SCRIBE MARK FOUND | |
| EX. C&G CURB & GUTTER | |
| EP EDGE OF PAVEMENT | |
| PP# POWER POLE NUMBER | |
| EOI PIPE END NOT FOUND | |
| Surfaces | |
| ASPHALT AREA | |
| CONCRETE AREA | |
| DIRT AREA | |
| BRICK AREA | |



SQUARE 1560



christopher consultants
 engineering · surveying · land planning
 9417 innovation loop, manassas, virginia 20110
 703-393-9887 · fax 703-393-9076

TOPOGRAPHIC SURVEY
 ON A PORTION OF
LOT 805
SQUARE 1560
 DISTRICT OF COLUMBIA

PROJECT: 13024.002.00
SCALE: 1" = 20'
DATE: 06/25/13
DRAWN: MB CHECKED: CCF
SHEET No. 2 OF 2