



ADDENDUM

ADDENDUM NO. 2

ISSUED: October 15, 2014

Architectural/Engineering Design Services for Good Hope Rd, SE

DCHE 2015-1

All respondents shall acknowledge receipt of this addendum, sign below and return it with your bid. **Failure to acknowledge receipt of this addendum may be cause for rejection of your bid.** Respondents are informed that the above named solicitation is modified as follows:

The District of Columbia Housing Authority hereby extends the above mentioned solicitation for an addition three (3) days from the extension date of Friday, October 17, 2014 noted in Addendum No. 1 to a new Submission Date of **Monday, October 20, 2014.**

The DC Housing Enterprises submits its responses to all questions received related to the subject solicitation. Please reference the Attachment A.

**All Other Terms and Conditions Remain Unchanged
End of Addendum No. 2**

Cheryl Moore
Interim Contracting Officer

Acknowledgement of Receipt:

Respondent: _____

Name: _____ Title: _____

ATTACHMENT A
QUESTIONS AND RESPONSES

- Question No. 1 In the “Proposal Content” section of the RFP, there are significant redundancies between the “Technical Proposal” and “Fee Proposal”. Please confirm whether the overlapping items are to be included in each or please provide clarification on how you would like to see this content organized. Are there to be two sections?
- Response No. 1 Yes there are to be two sections. Section 1 should be your “Technical” response and Section 2 should be “Fee Proposal” only.
- Question No. 2 If the technical proposal is capped at 30 pages, does this page limit include the HUD SF 330 form? We’ve estimated that once this form is expanded to include resumes + project experience, it will exceed 20 pages - thus leaving little room for the rest of the items you’re requesting.
- Response No. 2 No the page limitation will not include the HUD SF 330 form.
- Question No. 3 Your RFP references an “Exhibit A, Fee Proposal” – however, we don’t see where an Exhibit A was provided. Please release a copy.
- Response No. 3 The “Exhibit A, Fee Proposal” form can be found immediately following the Attachment G, Wage Determination.
- Question No. 4 Verify storefront restoration, including construction detailing (and historic approvals) will be required.
- Response No. 4 The A/E will not be required to provide drawings for the storefront as requested in the scope of work for 1203 and 1205 Good Hope Road, SE.
- The work involved in this solicitation will be submitted to the Historic Preservation Review Board for their review.
- Question No. 5 Will DCHE be providing the C of O’s for the existing properties (particularly 1213/1215)?
- Response No. 5. Yes. Copies to the C of O’s have been forwarded to Contracts and Procurement for distribution to the A/E respondents.

Question No. 6. Does an easement exist to allow egress through the “alley”?

Response No. 6. At this point in time, we do not know if an easement exists. However, we did observe that there are existing rear doors that open in to the alley from at least two of the buildings. If an easement does not currently exist, we expect one will be obtained in the future.

Question No. 7. Should 1213/1215 be brought up to code, or be brought up to code as required?

Response No. 7. The scope of work requires that construction drawings and specifications be prepared that will bring the building into compliance with the current DC Building Codes and that the A/E shall obtain the building permit.

Question No. 8. Do we need a provide a geotechnical report?

Response No. 8. No.

Question No. 9. Do we need to provide a civil site plan(s)?

Response No. 9. All drawings that are required to obtain a building permit are to be provided.

Question No. 10. Are we going to be provided with the plats for each of the properties as indicated to us at the meeting during the site visit.

Response No. 10. DCHA has ordered Plats from the DC Surveyors’ Office by DCHA and they will be distributed as soon as they are received.

Question No. 11. Are we going to be provided with current Certificate of Occupancy for the property at 1213 and 1215 Good Hope Road SE. If not, what will be the intended use of this property?

Response No. 11. Yes. Copies to the C of O’s have been included in the Addendum No. 2. (Please see Attachment B)

Question No. 12. It is our understanding per our meeting during the site visit that DCHA will submit the Plans to DCRA for the building permit. Please confirm.

Response No. 12. The scope of work requires the a/e to file for and to obtain the building permit.

Question No. 13 Is there any information available for site and existing utilities.

Response No. 13 We do not have specific information regarding utilities.

Question No. 14 A phase I environmental report has been provided for 1205-1215 Good Hope Rd., however no information for 1203 was included. Is it your intention for the AE to provide a phase I environmental for 1203 to supplement the existing information; or is a new Phase I report required for all addresses? We assume hazardous materials survey including testing is required for all addresses. Please clarify.

Response No.14 It is A/E's responsibility to produce the reports required by the scope of work. With regard to environmental remediation, the scope of work requires the A/E to develop a plan for the remediation of all hazardous materials. Such a plan will require the hazardous materials to be identified. If there are suspected materials that require identification, the A/E is expected to identify those materials.

A new Phase I report is not required for the other addresses. The remediation plan which is the A/E's responsibility to developed may require testing.

Question No. 15. Please confirm plats and/or civil surveys will be provided by DHCD/DCHE; or clarify that AE shall provide civil services required in association with 1213-15 building to receive certificate of occupancy through this effort.

Response No.15 DCHA has ordered Plats from the DC Surveyors' Office by DCHA and they will be distributed as soon as they are received.

The A/E is expected to provide all the services required to obtain the building permit.

Question No. 16. 1203-1205 buildings call for inspection behind durastone to investigate existing condition, as well as construction drawings for reconstruction of historic storefronts, with cost estimate. Please clarify:

Response No. 16 a. Is reconstruction of historic conditions truly required?

The investigation of the existing conditions will determine the extent, if any, to what the historic restoration will require.

- b. How shall we quantify any extra work arising from concealed conditions?

The A/E will not be required to provide construction drawings or estimate for the storefront restoration.

Question No. 17. 209 calls for provision of secure storage for tin ceiling. We assume AE shall provide annotation regarding this, not actual storage space. Please clarify.

Response No.17. Correct, the A/E shall not provide the actual storage space.

Question No. 18. 1213-1215 building stipulates "bring to current DC building code compliance". We were told this effort shall be limited to the minimum required to obtain certificate of occupancy. Therefore, we assume all exemptions granted to existing structures without change of use will be applicable. Furthermore, we assume use will be group B "business" over group M "mercantile". Please confirm this is appropriate. There was discussion of potential for gallery or restaurant, group A "assembly" uses; please clarify whether consideration of these as potential uses must be considered.

Response No. 18. You are correct. The level of effort to bring the building into the current building code compliance is limited to the minimum requirement. It is not known what the future use(s) may be. It will be up to a future tenant to secure the appropriate C of O for that particular business.

- a. Please provide basis of design for any new HVAC systems.

The requirement for the HVAC system is to provide a main trunk line for each floor that will have capacity suitable when tenant build out occurs.

- b. Please confirm "normal" utility loads for the uses proposed are appropriate, or what assumptions we must make with respect to services for future uses, i.e. restaurant.

Normal utility loads are appropriate.

Question No. 19 Please confirm former certificates of occupancy for all addresses will be provided, most especially 1213-1215.

Response No.19 Yes. Copies to the C of O's have been provided in this Addendum No. 2. (Please see Attachment B)

- Question No. 20 1209 (with basement) is currently obstructed with debris, water, and mud. Are we to assume this will be the condition during field survey; or will it be possible to pump the basement and remove debris prior to? If so, will DHCD/DCHE make these arrangements, or will the AE be required to? Please also provide anticipated impact to schedule for this activity.
- Response No. 20 The owner will remove the water and debris from the basement. There will be no impact on the schedule.
- Question No. 21 Please clarify to what extent destructive testing required for exposure of concealed conditions will be tolerated.
- Response No. 21 Any destructive testing shall be limited to that which is required to observe the materials that are concealed.
- Question No. 22 Will any or all of the miscellaneous reports, surveys, etc. available be provided to AE's prior to AE response to RFP?
- Response No. 22 Other than what has been identified above, there will not be other reports, materials, surveys, etc. issued prior to the A/E RFP response date.
- Question No. 23 Please confirm DCHE will in fact be making building permit application as discussed during site survey 10/9.
- Response No. 23 The A/E is required to file for and to obtain the building permit as stated in the scope of work.
- Question No. 24 There was a request to submit each address as separate proposal, although it was not discussed presently. Will this be required for this RFP?
- Response No. 24 The RFP does not ask for a separate proposal for each property. A separate proposal is not required for each property.
- Question No. 25 It was discussed that sequencing or phasing of the projects should be illustrated. Is this required, and to what extent?
- Response No. 25 Sequencing or phasing of this project is not a requirement of A/E RFP submission.

Question No. 26 A roof report for these structures was mentioned as available. Will this be provided?

Response No. 26 There is no roof report available.

ATTACHMENT B

CERTIFICATES OF OCCUPANCY

Form 1 (3-60)

CERTIFICATE OF OCCUPANCY

No. **B-37821**

Washington, D.C., _____, 19 _____

Permission is hereby granted to **LOUIS BAX DOUKAS**

to use the _____ floor(s) of the building located on Lot **847** Square **5769**

known as premises **1203 GOOD HOPE ROAD S.E.** for the following

purpose(s): **RESTAURANT - SEATING 56 PERSONS**

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DUPLICATE

ZONE **C-3-A**

FEE \$

2.00

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL

SEE IMPORTANT NOTICE ON REVERSE SIDE HEREOF
OFFICE COPY

Chief, Permit Branch

By *Judith C. Baker*
Permit Clerk

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
1100 North Capitol Street, N.E., room 2100
Washington, D.C. 20002
Tel: (202) 442-4270 Fax: (202) 442-4862

Government
of the District
of Columbia
BLRA/BA

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 38426

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 7/31/02

ADDRESS : 1205 GOOD HOPE RD SE	FLOOR(S) : FIRST, FL.	PRCLID : 5769 <small>(square)</small>	-0000-	0867 <small>(sq)</small>
		WARD : 6	ZONE : C3A	

PERMISSION IS HEREBY GRANTED TO : CORPORATION : HOLY MINISTRIES CHURCH OF CHRIST ID No.: 210317	TRADING AS HOLY MINISTRY
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APPROVED USES : OTHER - SEE DESCRIPTION	PREVIOUS USES : OTHER - SEE DESCRIPTION
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TYPE : CHANGE OF OWNERSHIP	BZA NO. :	OCCUPIED SQ. FOOTAGE: 1,837	OCCUP. LOAD: 1.500	EXPIRATION DATE: NONE
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DESCRIPTION OF USE : CHURCH SEATING 90	FEE : \$57.00
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THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premise at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

David A. Clark
DIRECTOR

PERMIT CLERK:
THINGOC MACXOAN



Form 601 - 678

CERTIFICATE OF OCCUPANCY

No. B 15734

Washington, D.C., JAN. 22ND 19 59

Permission is hereby granted to **BROWNS FURNITURE MART INC.**

to use the **1ST** Floor of the building located on Lot **OF 868** Square **5769**

known as premises **1209 GOOD HOPE RD. S.E.** for the following

purpose(s): **RETAIL SALES OF FURNITURE & APPLIANCES**

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID (INDIVIDUALLY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated, above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSING & INSPECTIONS, GOVT. OF DIST. OF COL.

ZONE C-5-A FEE \$ 10.00

Superintendent of Permits.

M. E. Copeland
By _____

OFFICE COPY

Department of Commerce and Community Affairs
1000 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
202-724-2000

Department of the District of Columbia
DLRA 94A

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 170634

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 7/30/2008

ADDRESS : 1213 GOOD HOPE RD SE	FLOOR(S): 2ND FLR.	PRCLID : 5769 <small>(square)</small>	-0000-	0864 <small>(sq)</small>
		WARD : 6	ZONE : C3A	

PERMISSION IS HEREBY GRANTED TO : CORPORATION : AMAZING SECURITY & INVESTMENT LLC ID No.: L15808	TRADING AS:
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APPROVED USES : OFFICE SPACE	PREVIOUS USES : OFFICE SPACE
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TYPE : CHANGE OF OWNERSHIP	BZA NO.	OCCUPIED SQ. FOOTAGE: 160	OCCUP. LOAD:	EXPIRATION DATE: NONE
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DESCRIPTION OF USE: OFFICE SPACE	FEE: \$75.00
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THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premise at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another parcel or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

Director <i>Linda K. Argo</i> Linda K. Argo	PERMIT CLERK: MAMADOU NDIAYE
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DEPT OF CONSUMER & REGULATORY AFFAIRS

841 NORTH CAPITOL STREET, N.E.
WASHINGTON, DC 20002
(202)442-4460

CERTIFICATE OF OCCUPANCY

OFFICE OF FINANCE AND TREASURY

Report Date 07/30/2008 02:51 PM

Submitted By

Date: 7/30/2008 2:59 PM Page 1

Office: 941NCap Term: DC 300191

Batch: 2609 Batch Date 07/30/08

Trans #: 55 Issued By D0807

DCRA Rcpt: 00293877

Comment/Document: Payment Total: \$75.00

Payment Distribution: 2106 CRO-(3013)-OP950-CERTI \$75.00

CK Tendered: \$75.00

A/P # 170634 Type CERT OCCUP

Issued Date 07/30/2008

Address 1213 GOOD HOPE RD SE
WASHINGTON DC 20020-8907

Location

Owner CHARLES W. SYKES, JR

Phone

Address WASHINGTON DC 20003-2802

Country

Foreign

Applicant's Full Name CHARLES W. SYKES, JR

Day Phone

Fax

Address

Pager

WASHINGTON DC
20003-2802

Fees

(CERTIFICATE OF OCCUPANCY FILING FEE)

33.00

(CERTIFICATE OF OCCUPANCY ISSUANCE FEE)

42.00

Total Paid

75.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage

0.00

Actual Value 0.00

Comments

OFFICE SPACE

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Department of Consumer and Regulatory Affairs
Permit Center
1401 North Capitol Street, Room 2100
Washington, DC 20004
Tel: (202) 442-7400

Department of Consumer and Regulatory Affairs

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 165879

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS.


DATE: **5/6/2008**

ADDRESS: 1215 GOOD HOPE RD SE	FLOOR(S): 1ST	PRCLID: 5769 <small>(primary)</small>	-0000:	0864
		WARD: 6	ZONE: C3A	



PERMISSION IS HEREBY GRANTED TO: SOLE PROPRIETOR: RECARDO SMITH SR.	TRADING AS: RECARDO SMITH YOUNG PEOPLE CLUB
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APPROVED USES: OFFICE SPACE	PREVIOUS USES: OFFICE SPACE
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TYPE: CHANGE OF OWNERSHIP	BZA NO.:	OCCUPIED SQ. FOOTAGE: 1,300	OCCUP. LOAD:	EXPIRATION DATE: NONE
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DESCRIPTION OF USE: OFFICE SPACE ON 1ST FLOOR.		
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THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premises at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

Director  Linda K. Argo	PERMIT CLERK  JEANNETTE ANDERSON
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