

**ADDENDUM**

**ADDENDUM NO. 1**

**ISSUED: November 20, 2014**

**SOLICITATION NO.: 0002-2015  
Operator of a Community Building a Capitol Quarter**


All respondents shall acknowledge receipt of this addendum in their proposal. Failure to acknowledge receipt of this addendum may be cause for rejection of your proposal. Respondents are informed that the above named solicitation is modified as follows:

DCHA incorporates the following documents:

Attachment A – Questions and Answers received from a potential respondent.

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.**

**END OF ADDENDUM NO. 1**

  
\_\_\_\_\_  
Cheryl Moore  
Contracting Officer

**Acknowledgement of Receipt:**

**Respondent:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

Attachment "A"

### **Questions/Responses**

**Q1.** Can DCHA provide dimensioned floor plans for the Center so that they can inform any response?

**R1.** Attached is a dimensioned floor plan for the Center.

**Q2.** Can DCHA provide copies of the construction drawings for the building?

**R2.** Click here to review drawings [Download all associated files](#)

**Q3.** Is there any opportunity to further minimize pillars in multipurpose rooms?

**R3.** No, that is part of the engineering of the building.

**Q4.** Is it possible, upon selection of an operator, for the operator to propose revisions to the interior floor plans to better accommodate program needs?

**R4.** No, floor plans are guided by the engineering of the building.

**Q5.** What is DCHA's project timeline for constructing the Center? In particular, what is the project timeline for the design of the interior spaces?

**R5.** Construction is scheduled to be completed by December of 2015. Design of the interior space has already been concluded as shown in the construction documents. Construction of the interior space will occur in early to late summer of next year.

**Q6.** Can DCHA describe what type of security, such as cameras, etc., it will be installing for the building?

**R6.** We do not have a fully detailed security plan specification for the building. DCHA will include the selected operator in the design of the security system.

**Q7.** Will the daycare and the gymnasium be sub metered for utilities, electric, gas (if applicable), and water/sewer?

**R7.** As currently designed, there is one meter for the entire building for each of the utilities. Sub-metering for the gym, daycare facility and remaining areas of the center will be considered through the design build process. The final determination regarding sub-metering will in part be guided by cost.

**Q8.** Will DCHA be installing flooring in the multipurpose rooms suitable for uses ranging from community meetings to youth dance to yoga? What flooring materials are currently specified for the project?

**R8.** The specification for the multipurpose flooring is VCT tile. Since this is an item that will be ordered and installed later in the construction cycle, DCHA can work with the operator for alternative flooring; alternative flooring must also be within the existing construction budget.

**Q9.** Will one or more multipurpose rooms be outfitted with AV equipment for use as a community meeting, conference, or similar uses?

**R9.** The AV and technology designs have not been finalized. DCHA will work with the operator to fit out spaces for such equipment.

**Q10.** What are the exact dimensions of the gymnasium, as a single court and two courts.

**R10.** Single Court - 84 feet Long by 50 feet Wide  
Double Courts 55 feet Long by 40 feet Wide

**Q11.** Will the gymnasium have a mid-court divider curtain?

**R11.** Yes.

**Q12.** Will the gymnasium be outfitted with six retractable basketball baskets (2 lengthwise and 4 width wise)?

**R12.** Yes. All backboards are retractable.

**Q13.** Will the gymnasium be outfitted with 2 sideways volleyball courts?

**R13.** This is not included in the current design for the building.

**Q14.** Will DCHA be providing furniture and furnishings and/or other FF&E? If so, what does it intend to include?

**R14.** Yes, however the FF&E that will be provided by DCHA will be minimal.

**Q15.** Is there a specific line item in the construction budget for furniture and furnishings and/or other FF&E? If so, what is the amount and will the operator have input over how this money is spent?

**R15.** No, there is no FF&E line item. DCHA will work with the operator on how to spend the limited FF&E.

**Q16.** A small theater space or space designed so that it could also be used as a theater/performance space would add significantly to the benefits the Center brings to the community. Is DCHA planning any such space and, if so, what are those plans? Also, if so, will DCHA install appropriate theater lighting, sound and soundproofing, etc.?

**R16.** DCHA has not designed a theater space in the building. The multipurpose rooms may accommodate seating and stage for performances and the gym may also be used for this purpose. In addition DCHA has not identified any special lighting or sound proofing for such a purpose. This additional fit out will be the responsibility of the operator and this information can be submitted as part of the proposal.

**Q17.** Are there federal funds in this project?

**R17.** There are no federal funds in this project.

- Q18.** If there are no federal funds in the project, would DCHA consider an alternative proposal for creating employment opportunities for DCHA residents?
- R18.** The Section 3 language in the solicitation documents permits for alternative proposals. Please refer to the solicitation.
- Q19.** Does DCHA intend to use all of the standard terms for a Federally funded contract included in the RFP, including for termination for convenience if no federal funds are in the project or does it plan to use these provisions only as they legally apply?
- R19.** As a matter of policy, DCHA does include standard terms for federally funded contracts in most of its contracts, including termination for convenience. The contract will be negotiated. Moreover, the community center is being constructed on federal land with restrictive covenants and we are using District Funds to construct the building.
- Q20.** The Solicitation, at Page 6, states that the District of Columbia "will not operate the building" but that an operator could seek contracts with District of Columbia agencies to provide programs or space for those agencies' programs or services. Are there particular agencies or programs known to DCHA?
- R20.** No; DCHA is not aware of any agency that could occupy space within the community building.
- Q21.** The Solicitation, at Page 6, states that DCHA's consultant developed a list of potential volunteers from the community. Can DCHA share that list so that respondents can contact such potential volunteers in developing a response?
- R21.** No, DCHA will provide the list of potential volunteers to the selected operator.
- Q22.** Does DCHA have blanket purchase agreements or similar resources for vendor services? And, if so, would the operator be able to use those services at DCHA rates?
- R22.** DCHA does have a Blanket Purchase Order; but such purchase orders are for Agency use only.

- Q23.** The District of Columbia government is moving towards a unified permitting system for its fields, recreation centers, community rooms, and other facilities. Will the Center be subject to any such District of Columbia government unified permitting system for the use of space in the building or use of associated fields, if any?
- R23.** The community building at Capper is not a District facility and as such will not be included in any centralized permitting system. As outlined in the solicitation, space rental of the building was identified by our consultant as a potential revenue source to offset the lack of operating and capital funds being provided by DCHA.

