



District of Columbia Housing Authority

1133 North Capitol Street, N.E.
Washington, DC 20002-7599
(202) 535-1000

Adrienne Todman, Executive Director

ADDENDUM

ADDENDUM NO. 2

ISSUED: November 24, 2014

SOLICITATION NO.: 0002-2015 – Operator of a Community Building at 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:

To include the link from "question no. 2" in Addendum No. 1.

To include floor plans for floors "1" and floors "2".

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

END OF ADDENDUM NO. 2

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?

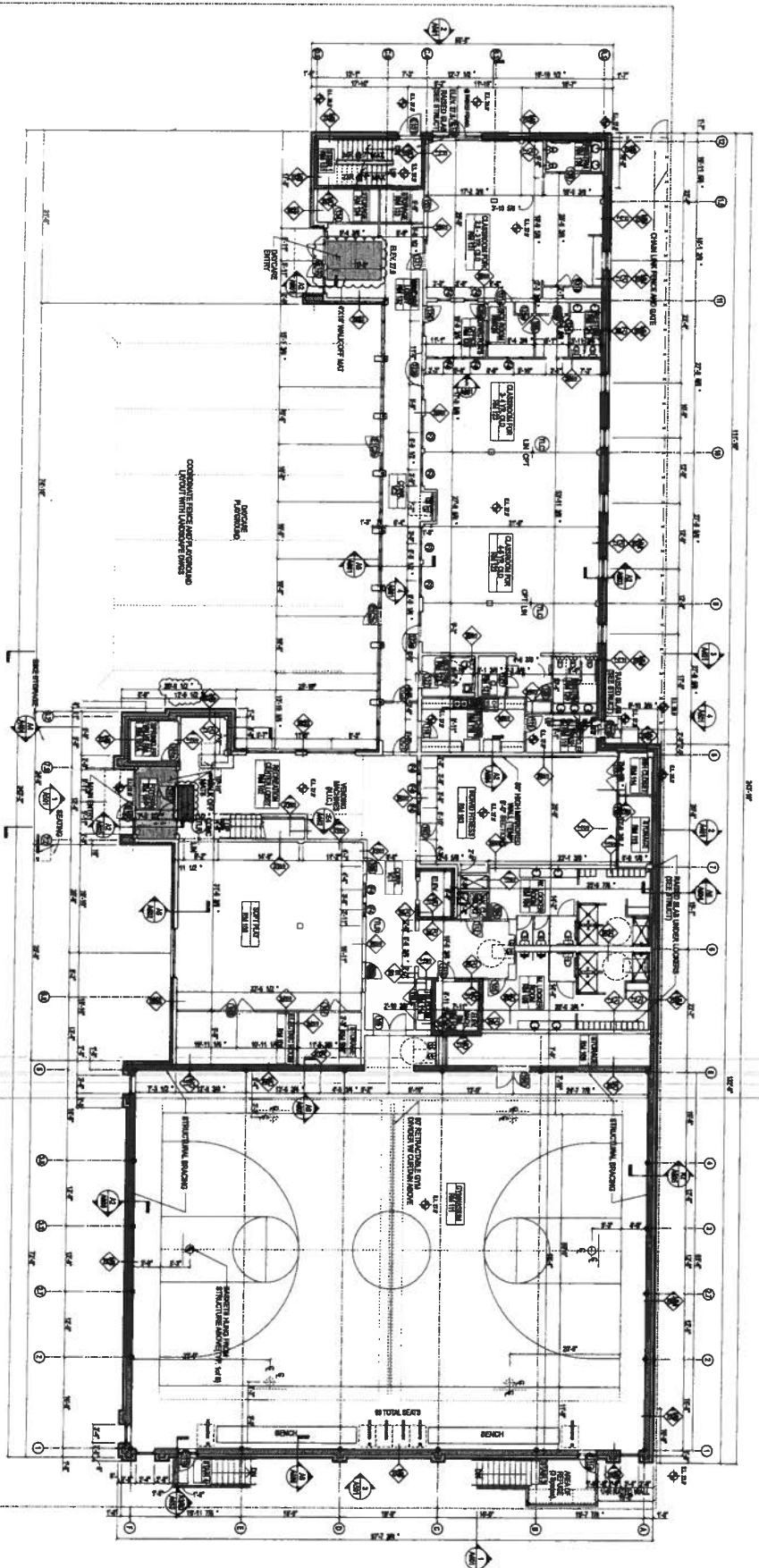
R17. There are no federal funds in this project.

- 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.

FINISH SCHEDULE

ROOM NO.	FINISH	QTY	UNIT	ROOM NO.	FINISH	QTY	UNIT
101	CEILING	1	SQ. FT.	101	CEILING	1	SQ. FT.
102	CEILING	1	SQ. FT.	102	CEILING	1	SQ. FT.
103	CEILING	1	SQ. FT.	103	CEILING	1	SQ. FT.
104	CEILING	1	SQ. FT.	104	CEILING	1	SQ. FT.
105	CEILING	1	SQ. FT.	105	CEILING	1	SQ. FT.
106	CEILING	1	SQ. FT.	106	CEILING	1	SQ. FT.
107	CEILING	1	SQ. FT.	107	CEILING	1	SQ. FT.
108	CEILING	1	SQ. FT.	108	CEILING	1	SQ. FT.
109	CEILING	1	SQ. FT.	109	CEILING	1	SQ. FT.
110	CEILING	1	SQ. FT.	110	CEILING	1	SQ. FT.
111	CEILING	1	SQ. FT.	111	CEILING	1	SQ. FT.
112	CEILING	1	SQ. FT.	112	CEILING	1	SQ. FT.
113	CEILING	1	SQ. FT.	113	CEILING	1	SQ. FT.
114	CEILING	1	SQ. FT.	114	CEILING	1	SQ. FT.
115	CEILING	1	SQ. FT.	115	CEILING	1	SQ. FT.
116	CEILING	1	SQ. FT.	116	CEILING	1	SQ. FT.
117	CEILING	1	SQ. FT.	117	CEILING	1	SQ. FT.
118	CEILING	1	SQ. FT.	118	CEILING	1	SQ. FT.
119	CEILING	1	SQ. FT.	119	CEILING	1	SQ. FT.
120	CEILING	1	SQ. FT.	120	CEILING	1	SQ. FT.



1 FIRST FLOOR PLAN



- 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 6. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 8. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 9. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

- 1. ALL WINDOW WALLS TO BE 20' DIA.
- 2. SEE SCHEDULE FOR ACCESSIBILITY REQUIREMENTS.
- 3. WINDOW AND DOOR SIZES TO BE AS SHOWN ON SHEETS.
- 4. ALL WALLS SHALL BE 1/2" GYPSUM BOARD ON STUDS.
- 5. ALL WALL TYPES SEE SHEET 1/1.
- 6. FOR DOOR TYPES SEE SHEET 1/1.
- 7. FOR WINDOW TYPES SEE SCHEDULE AND SHEETS.
- 8. ALL DOOR AND WINDOW SIZES TO BE AS SHOWN ON SHEETS.
- 9. ALL DOOR AND WINDOW SIZES TO BE AS SHOWN ON SHEETS.
- 10. ALL DOOR AND WINDOW SIZES TO BE AS SHOWN ON SHEETS.

BUILDING PERMIT SET

NO.	DESCRIPTION	DATE
1	First Floor Plan	08/14/12
2	Second Floor Plan	08/14/12
3	Basement Plan	08/14/12
4	Roof Plan	08/14/12
5	MEP Plans	08/14/12
6	Site Plan	08/14/12
7	Section Views	08/14/12
8	Detail Views	08/14/12
9	Other Views	08/14/12
10	Other Views	08/14/12

Key Plan
 Revisions
 Approved: J. G. SMITH
 Date: 08/14/12

Arthur Capper Community Center
 2000 South 10th Street
 Washington, DC 20004
 Phone: (202) 546-1234
 Fax: (202) 546-1234
 Website: www.arthurecapper.org

Fort Galas and Partners, Inc.
 1000 North 10th Street
 Washington, DC 20004
 Phone: (202) 546-1234
 Fax: (202) 546-1234
 Website: www.fortgalas.com

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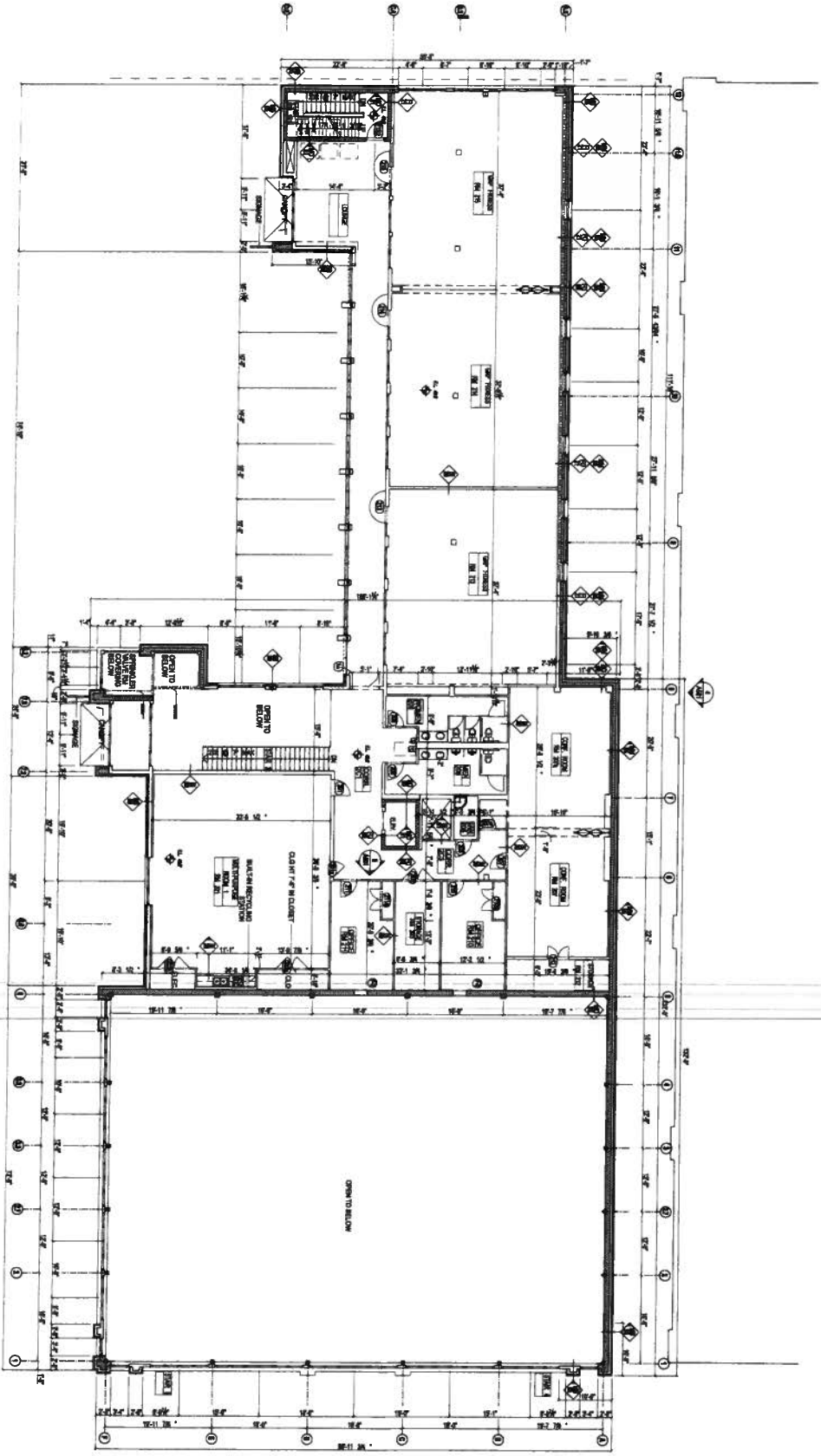
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FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	CEILING	1	1	1.00	1.00
2	FLOOR	1	1	1.00	1.00
3	WALL	1	1	1.00	1.00
4	DOOR	1	1	1.00	1.00
5	WINDOW	1	1	1.00	1.00
6	STAIR	1	1	1.00	1.00
7	MECHANICAL	1	1	1.00	1.00
8	ELECTRICAL	1	1	1.00	1.00
9	PLUMBING	1	1	1.00	1.00
10	PAINT	1	1	1.00	1.00
11	GLASS	1	1	1.00	1.00
12	IRONING	1	1	1.00	1.00
13	STAIR	1	1	1.00	1.00
14	MECHANICAL	1	1	1.00	1.00
15	ELECTRICAL	1	1	1.00	1.00
16	PLUMBING	1	1	1.00	1.00
17	PAINT	1	1	1.00	1.00
18	GLASS	1	1	1.00	1.00
19	IRONING	1	1	1.00	1.00
20	STAIR	1	1	1.00	1.00
21	MECHANICAL	1	1	1.00	1.00
22	ELECTRICAL	1	1	1.00	1.00
23	PLUMBING	1	1	1.00	1.00
24	PAINT	1	1	1.00	1.00
25	GLASS	1	1	1.00	1.00
26	IRONING	1	1	1.00	1.00
27	STAIR	1	1	1.00	1.00
28	MECHANICAL	1	1	1.00	1.00
29	ELECTRICAL	1	1	1.00	1.00
30	PLUMBING	1	1	1.00	1.00
31	PAINT	1	1	1.00	1.00
32	GLASS	1	1	1.00	1.00
33	IRONING	1	1	1.00	1.00
34	STAIR	1	1	1.00	1.00
35	MECHANICAL	1	1	1.00	1.00
36	ELECTRICAL	1	1	1.00	1.00
37	PLUMBING	1	1	1.00	1.00
38	PAINT	1	1	1.00	1.00
39	GLASS	1	1	1.00	1.00
40	IRONING	1	1	1.00	1.00
41	STAIR	1	1	1.00	1.00
42	MECHANICAL	1	1	1.00	1.00
43	ELECTRICAL	1	1	1.00	1.00
44	PLUMBING	1	1	1.00	1.00
45	PAINT	1	1	1.00	1.00
46	GLASS	1	1	1.00	1.00
47	IRONING	1	1	1.00	1.00
48	STAIR	1	1	1.00	1.00
49	MECHANICAL	1	1	1.00	1.00
50	ELECTRICAL	1	1	1.00	1.00
51	PLUMBING	1	1	1.00	1.00
52	PAINT	1	1	1.00	1.00
53	GLASS	1	1	1.00	1.00
54	IRONING	1	1	1.00	1.00
55	STAIR	1	1	1.00	1.00
56	MECHANICAL	1	1	1.00	1.00
57	ELECTRICAL	1	1	1.00	1.00
58	PLUMBING	1	1	1.00	1.00
59	PAINT	1	1	1.00	1.00
60	GLASS	1	1	1.00	1.00
61	IRONING	1	1	1.00	1.00
62	STAIR	1	1	1.00	1.00
63	MECHANICAL	1	1	1.00	1.00
64	ELECTRICAL	1	1	1.00	1.00
65	PLUMBING	1	1	1.00	1.00
66	PAINT	1	1	1.00	1.00
67	GLASS	1	1	1.00	1.00
68	IRONING	1	1	1.00	1.00
69	STAIR	1	1	1.00	1.00
70	MECHANICAL	1	1	1.00	1.00
71	ELECTRICAL	1	1	1.00	1.00
72	PLUMBING	1	1	1.00	1.00
73	PAINT	1	1	1.00	1.00
74	GLASS	1	1	1.00	1.00
75	IRONING	1	1	1.00	1.00
76	STAIR	1	1	1.00	1.00
77	MECHANICAL	1	1	1.00	1.00
78	ELECTRICAL	1	1	1.00	1.00
79	PLUMBING	1	1	1.00	1.00
80	PAINT	1	1	1.00	1.00
81	GLASS	1	1	1.00	1.00
82	IRONING	1	1	1.00	1.00
83	STAIR	1	1	1.00	1.00
84	MECHANICAL	1	1	1.00	1.00
85	ELECTRICAL	1	1	1.00	1.00
86	PLUMBING	1	1	1.00	1.00
87	PAINT	1	1	1.00	1.00
88	GLASS	1	1	1.00	1.00
89	IRONING	1	1	1.00	1.00
90	STAIR	1	1	1.00	1.00
91	MECHANICAL	1	1	1.00	1.00
92	ELECTRICAL	1	1	1.00	1.00
93	PLUMBING	1	1	1.00	1.00
94	PAINT	1	1	1.00	1.00
95	GLASS	1	1	1.00	1.00
96	IRONING	1	1	1.00	1.00
97	STAIR	1	1	1.00	1.00
98	MECHANICAL	1	1	1.00	1.00
99	ELECTRICAL	1	1	1.00	1.00
100	PLUMBING	1	1	1.00	1.00



1 SECOND FLOOR PLAN

- GENERAL NOTES**
1. ALL WINDOW WALLS TO BE 20' HIG.
 2. SEE SCHEDULE FOR ACCESSIBILITY REQUIREMENTS.
 3. FINISHES TO BE IDENTIFIED BY ROOM NUMBER, WALL & CEILING.
 4. SEE SCHEDULE FOR ACCESSIBILITY REQUIREMENTS.
 5. SEE SCHEDULE FOR ACCESSIBILITY REQUIREMENTS.
 6. SEE SCHEDULE FOR ACCESSIBILITY REQUIREMENTS.
 7. FOR WINDOW TYPES SEE ELEVATIONS AND SHEET T2.
 8. FOR DOOR TYPES SEE SHEET A10.
 9. FOR WALL TYPES SEE SHEET A10.
 10. FOR FLOOR TYPES SEE SHEET A10.
 11. FOR FINISHES SEE SHEET A10.
 12. FOR MATERIALS SEE SHEET A10.
 13. FOR ACCESSIBILITY SEE SHEET A10.
 14. FOR ACCESSIBILITY SEE SHEET A10.
 15. FOR ACCESSIBILITY SEE SHEET A10.
 16. FOR ACCESSIBILITY SEE SHEET A10.
 17. FOR ACCESSIBILITY SEE SHEET A10.
 18. FOR ACCESSIBILITY SEE SHEET A10.
 19. FOR ACCESSIBILITY SEE SHEET A10.
 20. FOR ACCESSIBILITY SEE SHEET A10.



BUILDING PERMIT SET

<p>Arthur Capper Community Center</p> <p>1234 Main Street Washington, DC 20002 (202) 555-1234 www.arthuroccenter.com</p>	<p>Architect TORTH GALLAS AND PARTNERS, INC. 1000 Pennsylvania Avenue, N.E. Washington, D.C. 20002 (202) 555-1234 www.torthgallas.com</p>	<p>Engineer Arthur Capper Community Center 1234 Main Street Washington, DC 20002 (202) 555-1234 www.arthuroccenter.com</p>	<p>Contractor ABC Construction Co., Inc. 5678 9th Street, N.E. Washington, DC 20002 (202) 555-1234 www.abcconstruction.com</p>	<p>Interior Designer XYZ Interiors 1111 1st Street, N.W. Washington, DC 20004 (202) 555-1234 www.xyzinteriors.com</p>	<p>MEP Engineer DEF Engineering 2222 2nd Street, N.E. Washington, DC 20002 (202) 555-1234 www.defengineering.com</p>	<p>Structural Engineer GHI Structural 3333 3rd Street, N.E. Washington, DC 20002 (202) 555-1234 www.ghistructural.com</p>	<p>Electrical Engineer JKL Electrical 4444 4th Street, N.E. Washington, DC 20002 (202) 555-1234 www.jklelectrical.com</p>	<p>Plumbing Engineer MNO Plumbing 5555 5th Street, N.E. Washington, DC 20002 (202) 555-1234 www.mnoplumbing.com</p>	<p>Mechanical Engineer PQR Mechanical 6666 6th Street, N.E. Washington, DC 20002 (202) 555-1234 www.pqrmecanical.com</p>	<p>Fire Marshal STU Fire Safety 7777 7th Street, N.E. Washington, DC 20002 (202) 555-1234 www.stufiresafety.com</p>	<p>Code Official VWX Code Enforcement 8888 8th Street, N.E. Washington, DC 20002 (202) 555-1234 www.vwxcode.com</p>	<p>Permitting ABC Permitting 9999 9th Street, N.E. Washington, DC 20002 (202) 555-1234 www.abcpermitting.com</p>
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