Announcement No. GF-2012-Q-0043 for Architect-Engineer services to provide student housing feasibility study is hereby amended as follows:

1) Questions and Answers (Attachment A).

2) Section 6.0: Delete "Small Business Set-Aside Market only" section in its entirety. Insert "This is an Open Market Procurement. Firms can perform 100% of the services. If firms plan to subcontract, at least 35% of the dollar volume shall be subcontracted to firms that are Small Business Enterprise certified by DSLBD".

3) All other Terms and Conditions remain unchanged.
1) QUESTION – Can you define Small Business Set Aside Market only? Does every member of the team have to be small CBE?

ANSWER – Per Amendment No. GF-2012-Q-0043-001, this announcement is designated for Open Market. Please see below the new section in its entirety.

Open Market Procurement

This announcement is designated for open market. Firms can perform 100% of the services. If firms plan to subcontract any portion of the work to other firms, at least 35% of the dollar volume shall be subcontracted to firms that are Small Business Enterprise (SBE) certified by the Department of Small and Local Business Development (DSLBD) under the provisions of the “Small, Local and Disadvantaged Business Enterprise Development and Assistance Act of 2005” (the Act), Title II, Subtitle N, of the “Fiscal Year 2006 Budget Support Act of 2005”, as amended. If there are insufficient qualified SBE that are certified to completely fulfill this requirement, then the subcontracting requirement may be satisfied by subcontracting 35% of the dollar volume to any certified business enterprises provided however, that all reasonable efforts shall be made to ensure that qualified SBE’s are significant participants in the overall subcontracting work. For more information regarding the program, please visit DSLBD official website at http://dslbd.dc.gov.

2) QUESTION – Can you define “client feedback” as it relates to providing 5 modern educational facilities and/or university feasibility studies that include feedback from clients? (As found in Section 4.0 Evaluation) Do you letters of recommendation? Can you be more specific?

ANSWER – The Firm shall provide feedback from each client of the five projects wherein the Firm provided a housing feasibility study for an academic facility or a university. Letters of recommendation and performance evaluation completed and signed by the Academy/University representative are acceptable.


ANSWER – No. The Firm shall submit a completed Tax Certification Affidavit and the University will determine the Firm’s tax compliance with the District of Columbia government.

4) QUESTION – Could you please advise whether there is an anticipated or required deadline for the occupancy of the new housing facility?
ANSWER – The University is relying on the expertise of the selected Firm to identify the steps required to develop and implement a housing solution. The identified steps are anticipated to be interconnected and have durations dependent on those connections. While it is undoubtedly the University’s desire to occupy on-campus housing as soon as feasible, this decision will rely in part on the recommendations of the completed feasibility study.

5) QUESTION – Please confirm whether or not that the following services are required in performance of this study so as to include the appropriate personnel and sub-consultants performing this project:

• Paragraph 1.1.3 - Will AE performing this feasibility study be liable during the construction period?

ANSWER – The level of study we are requesting will not equate to liability for the selected Firm during the anticipated construction period. However; it remains the responsibility of the selected Firm to provide a professional level of care to ensure the recommendations made during this study are in fact feasible based on the information available. Please be advised that the Contractors are required to submit Professional Liability Insurance Certificate prior to contract award.

• Paragraph 2. Is a rendering required for this effort? Is a model required for this effort?

ANSWER – No. As stated in the Announcement, the University desires a feasibility study.

• As this will be developed to the concept level (35%) per Paragraph 2.4.4, is a zoning analysis, code analysis, and or design analysis required for this effort?

ANSWER – No, the selected Firm will be required to identify the impact governing zoning, code and other regulatory requirements will have on the feasibility of the project ultimately recommended by the selected Firm.

• A proposed site is identified in the Master Plan. Per Paragraph 2.7.2. is a topographic survey and/or geotechnical report required for this effort?

ANSWER – The selected Firm will be required to make recommendations as to the level of geotechnical evaluation required to satisfy the identified scope of work. It should be noted; while the Master Plan identifies a proposed location of the housing solution, the selected Firm will be required to evaluate all plausible housing locations solutions. This may include alternate on or off campus locations. Depending on the recommendations of the selected Firm, the alternate locations may be in lieu of or in addition to the location identified by the Master Plan.

• No proposed site of existing housing is identified. Per Paragraph 2.7.2, will a hazmat survey be required for this effort?

ANSWER – A proposed site is identified in the Master Plan. Based on the level of investigation we are requesting, a full Hazmat analysis is not required. However, the selected Firm will be required to make recommendations on the impact unknown hazardous materials may have on any proposed location of a housing solution.