

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

**ARCHITECTURAL/ENGINEERING SERVICES  
RIVER TERRACE SPECIAL EDUCATION CENTER**

**Solicitation #: DCAM-13-AE-0139**

**Addendum No. 2**

**Issued: April 12, 2013**

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This Addendum Number 02 is issued by e-mail on April 12, 2013. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1**

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

**Item #2**

**Additional Information:** Attached please find sign-in sheets, business cards, and existing building layout and room information that was handed out at the site visit.

**Item #3**

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

1. Section B.4.2.e (Design Development Deliverables) requires an updated Project Budget, however, the Design Builder will already be on board. Is the intent to validate the Design Builder’s GMP with our Cost Consultant’s Estimate? **Response: The selected A/E will only need to provide a cost estimate at the concept design and at the schematic design.**
2. Section B.5.2.e (Construction Documents Deliverable) requires a Final Estimate of Construction Cost, however, the Design Builder will already be on board. Is the intent to validate the Design Builder’s Final Estimate with our Cost Consultant’s Estimate? **Response: The selected A/E will only need to provide a cost estimate at the concept design and at the schematic design.**
3. It may be difficult to pin down, but is there an idea of staff-to-student ratio? Or how many staff members will be employed and how many students will be served? **Response: There will be one staff member to every four students. In cases where there is either a dedicated paraprofessional or a dedicated nurse on the IEP the staff to student ratio would be higher than 1:4. No more than a total of 160 students will be served, in classrooms of eight students each. We do not yet have the total staffing needs nailed down, however each classroom will have a teacher and there will be related service providers to include occupational therapist, physical therapist, speech language pathologist, social worker, and psychologist. There will also be a**

**media/assistive technology specialist, a physical education teacher, a music teacher, and an art teacher.**

4. Will a visit to a special education school be arranged and when? **Response: A site visit to (1) a model Special Education School; and (2) to Sharpe Health School and/or Mamie D. Lee Schools will be scheduled by subsequent addendum.**

**Item #4**

**The bid date is hereby changed.** Proposals are due by **May 9, 2013 at 2:00 pm EDT.**

Proposals that are hand-delivered should be delivered to the attention of: Annmarie McQueen, Contract Specialist, **Frank D. Reeves Center, 2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> floor, Washington, DC 20009.**

- End of Addendum No. 2 -

IF YOU HAVEN'T JOINED OUR CONSTANT CONTACT EMAIL DISTRIBUTION LIST, PLEASE CHECK "NO" BELOW AND WE WILL SEND YOU AN EMAIL INVITATION TO JOIN

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



CONSTRUCTION MANAGEMENT AT RISK SERVICES  
RIVER TERRACE SPECIAL EDUCATIONAL CENTER

Solicitation #: DCAM-13-AE-0139

Pre-proposal Conference Walk-Thru  
April 9<sup>th</sup>, 2013 @ 1:00pm

Walk-Thru - Sign-in Sheet

1. Name: HYUN KIM Phone: 202-333-0344  
Company: SCHLESINGER ASSOC. - ARCHITECTS  
Email Address: hyun@schlesingerarchitects.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
2. Name: Bill Richardson Phone: 410-573-9148  
Company: Educational Systems Planning  
Email Address: brichardson@educationalssystemspinning.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
3. Name: DAN CURRY Phone: 202 591 2541  
Company: QUINN EVANS ARCHITECTS  
Email Address: DCURRY@QUINNEVANS.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO
4. Name: Amanda Witkowski Phone: 202-223-1234  
Company: DAVIS Buckley Architects  
Email Address: awitkowski@davisbuckleyarchitects.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
5. Name: Hamilton Behlen Phone: 202-223-1234  
Company: Davis Buckley Architects  
Email Address: hbehlen@davisbuckley.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO

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CONSTRUCTION MANAGEMENT AT RISK SERVICES  
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Solicitation #: DCAM-13-AE-0139

Pre-proposal Conference Walk-Thru  
April 9<sup>th</sup>, 2013 @ 1:00pm

Walk-Thru - Sign-in Sheet

1. Name: GRAVIN MYERS Phone: 202 437 6600, 105  
Company: HUGHES GROUP ARCHITECTS  
Email Address: gmyers@hgaarch.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
2. Name: Marsha Lea Phone: 202 ~~517~~ 734 9331  
Company: Lea Landscape & Architecture LLC  
Email Address: marsha@lealandscapearchitect.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
3. Name: BILL CONKEY Phone: 202-393-6445  
Company: SORG ARCHITECTS  
Email Address: BILL C@SORGARCHITECTS.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO
4. Name: Frank Schlesinger Phone: 202 333 0444  
Company: Schlesinger Assoc. Architects  
Email Address: Frank@SchlesingerArchitects.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
5. Name: STAN ANDRULIS Phone: 202-588-6392  
Company: AJA  
Email Address: AJARCHITECTS.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO

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RIVER TERRACE SPECIAL EDUCATIONAL CENTER

Solicitation #: DCAM-13-AE-0139

Pre-proposal Conference Walk-Thru  
April 9<sup>th</sup>, 2013 @ 1:00pm

Walk-Thru - Sign-in Sheet

1. Name: COREY COCHRAN Phone: 202-393-6445  
Company: SCRG ARCHITECTS  
Email Address: CCOCHRAN@SCRGARCHITECTS.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO
2. Name: LINDA NUNNELLY Phone: 202.244.4199  
Company: MOODY NOLAN  
Email Address: LNUNNELLY@MOODYNOLAN.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO
3. Name: Jeffrey Lukas Phone: \_\_\_\_\_  
Company: QUINN EVANS ARCHITECTS  
Email Address: jlukas@quinn-evans.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
4. Name: Mary Marcinko Phone: 202-289-4545  
Company: AMT LLC (CBE)  
Email Address: mmarcinko@amtengmeemg.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO
5. Name: MILTON STINBERG Phone: 202-494-1565  
Company: STINBERG LEVINAS  
Email Address: Milton@stinberglevinas.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO

**Bill Conkey, AIA**  
Architect  
billc@sorgarchitects.com

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Hyun A. Kim, Assoc. AIA



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**JEFFREY C LUKER, AIA, LEED AP**  
PRINCIPAL

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M 202 744 7494  
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responsive architecture

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marsha@Lea-Landscapearchitect.com

V. Hamilton Behlen  
ADMINISTRATOR  
hbehlen@davisbuckley.com

**DAVIS BUCKLEY**

**ARCHITECTS & PLANNERS**

1612 K STREET NW, SUITE 900  
WASHINGTON, DC 20006  
Tel 202-223-1234  
Fax 202-223-1212  
www.davisbuckley.com

# Building Capacity Review

## space inventory

BUILDING: River Terrace  
 CLASSIFICATION: Elementary  
 POPULATION HOUSED: PreK - Grade 6  
 CONSTRUCTION: 1952, 1959

ADDRESS: 420 34th Street, N.E. 20019-1400  
 WARD: 7  
 SQUARE FOOTAGE: 62,800 CAPACITY: 328  
 CLUSTER: 9 EXTENDED USE:

SPACE NO. TYPE SPACE	SPACE NO. TYPE SPACE	SPACE NO. TYPE SPACE	SPACE NO. TYPE SPACE
1 Vestibule	48 Passage		
2 Classroom	49 Main Office		
3 Storage Room	50 Closet (Main Office)		
4 Classroom	51 Closet (Main Office)		
5 Classroom	52 Corridor		
6 Classroom	53 Office (Engineer)		
7 Classroom	54 Toilet/Showers (Eng.)		
8 Computer Lab	55 Boiler Room		
9 Storage Room (Kgn)	56 Vestibule		
10 Toilet (Boys)	57 Electrical Room		
11 Toilet (Kindergarten)	58 Corridor		
12 Coat Room (Kgn)	59 Auditorium		
13 Storage Room (Kgn)	60 Vestibule		
14 Kindergarten	61 Closet (Phys. Ed.)		
15 Kindergarten	62 Closet (Phys. Ed.)		
16 Storage Room (Kgn)	63 Vestibule		
17 Coat Room (Kgn)	64 Corridor		
18 Toilet (Kindergarten)	65 Toilet (Girls)		
19 Classroom	66 Passage		
20 Corridor	67 Toilet (Boys)		
21 Toilet (Men)	68 Custodians Closet		
22 Toilet (Women)	69 Vestibule		
23 Storage Rm (Library)	70 Toilet/Shower (Rec.)		
24 Library	71 Storage Room		
25 Vestibule	72 Office (Recreation)		
26 Lobby	73 Lunch Room		
27 Custodians Closet	74 Storage Room		
28 Storage Room	75 Kitchenette		
29 Toilet (Girls)	76 Storage Room		
30 Resource Room	77 Toilet (Boys)		
31 Resource Room	78 Custodians Closet		
32 Closet	79 Toilet (Teachers)		
33 Storage Room	80 Toilet (Girls)		
34 Trash Closet	81 Computer Lab		
35 Toilet (Tchrs Lounge)	82 Multi-Purpose Room		
36 Teachers Lounge	83 Classroom		
37 Office (Counselor)	84 Classroom		
38 Resource Room	85 Vestibule		
39 Waiting Rm (Health)	86 Classroom		
40 Exam Room (Health)	87 Classroom		
41 Rest Area (Health)	88 Classroom		
42 Toilet (Health)	89 Classroom		
43 Waiting Rm (Health)	90 Corridor		
44 Vestibule			
45 Closet (Principal)			
46 Office (Principal)			
47 Toilet (Staff			



first floor

<b>BSF</b>	Building Space File	Approved:	N	<b>River Terrace</b>	1 1
	D.C. Public Schools Office of Planning	Date: Nov. 1994			
<p>Rooms shaded on the floor plan carry capacity. The legend indicates whether rooms are classrooms, kindergartens, pre-kindergartens or special education centers.</p>					
<b>Legend</b>	<b>First Floor</b>				
	CLASSROOM	Space Nos. 2, 4, 5, 6, 7, 8, 19, 32, 34, 35, 37, 38 and 39	13 rms x 24	=	312
	<b>KINDERGARTEN</b>	Space Nos. 14 and 15	2 rms x 20	=	40
	<b>PRE-KINDERGARTEN</b>	None		=	0
<b>Floor TOTAL</b>			<b>15 rms</b>	<b>=</b>	<b>352</b>